

# Ocean Beach

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## Public Facilities Financing Plan Fiscal Year 2014



**THE CITY OF SAN DIEGO**

Development Services Department  
Facilities Financing Section

**Add Resolution**

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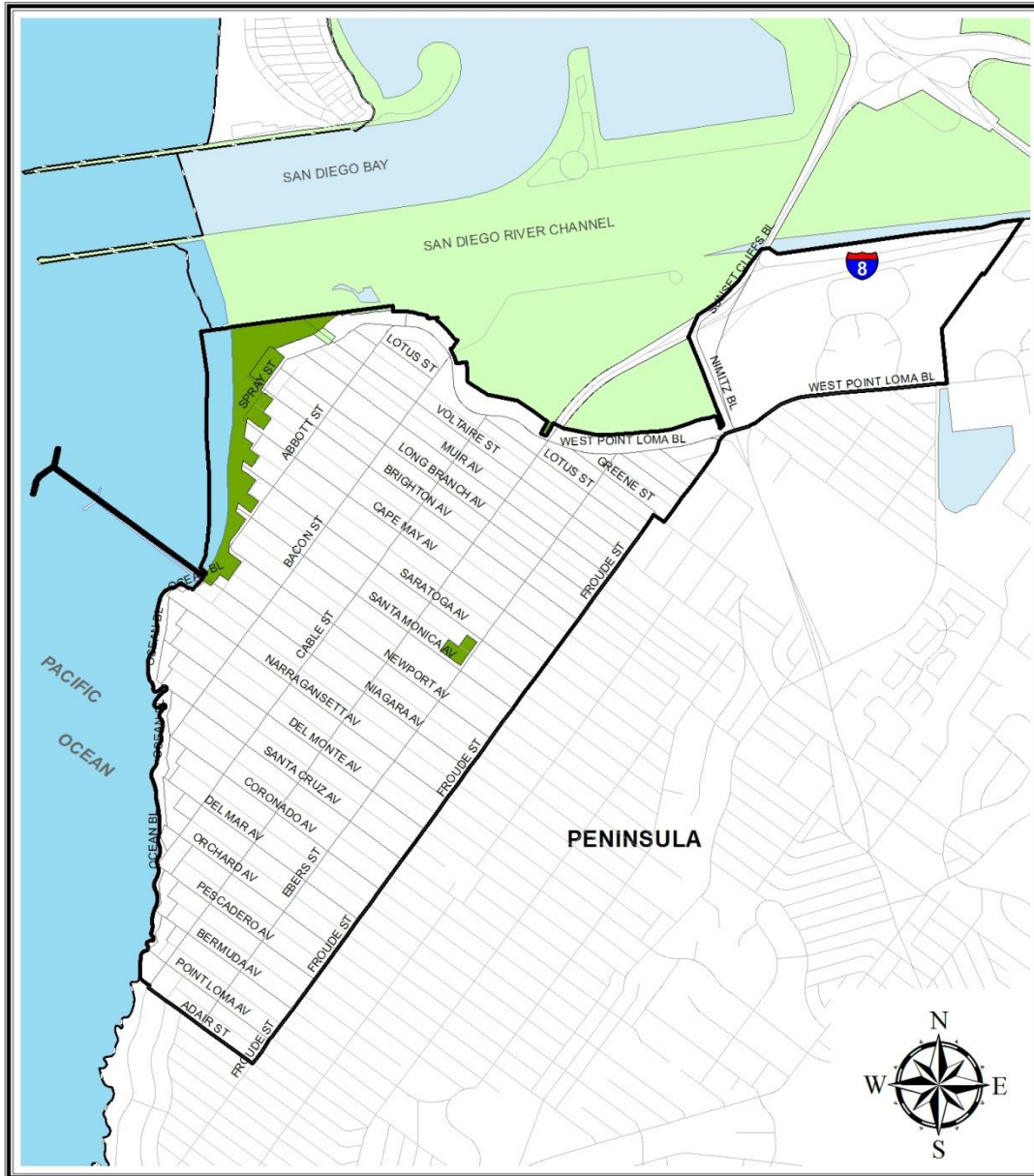
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## COMMUNITY BOUNDARY MAP

**Figure 1  
OCEAN BEACH BOUNDARY MAP**



City of San Diego, County of San Diego,  
and State of California

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## **Ocean Beach Summary**

### **General**

The City of San Diego (City) General Plan describes the City as a jurisdiction with primarily two tiers: Urbanized Lands and Proposition A Lands. Urbanized Lands are characterized by older, recently developed, and developing communities at urban and suburban levels of development. Proposition A Lands are characterized by very-low density, residential, open space, natural resource-based park, and agricultural uses.

The Ocean Beach Community is an area designated as Urbanized Lands. This document sets forth the major public facilities needed in the areas of transportation (streets, storm drains, traffic signals, etc.), libraries, park and recreation facilities, and fire-rescue facilities. Other public needs such as police facilities, public work yards, landfills, etc. concern a broader area than the Ocean Beach Community or even multiple communities. Accordingly, such facilities are not addressed in this Public Facilities Financing Plan.

This plan supersedes the Ocean Beach Facilities Summary approved on August 3, 1999 (Resolution No. R-302791). The facilities listed in this Public Facilities Financing Plan (Financing Plan) will be needed over the next approximately 17 years when full community development is anticipated. The Financing Plan is a guide for future development within the community and serves to determine the public facility needs reflected in this document. The City Council has adopted Development Impact Fees (DIF) to help mitigate the cost of the public facilities necessitated by development in the community. DIF for residential development was first adopted on August 4, 1987 by Resolution No. R-269019. DIF for nonresidential development were adopted on September 14, 1987 by Resolution No. R-269274. This document provides the basis for a revision of the DIF for the Ocean Beach Community.

### **Development Forecast and Analysis**

The Ocean Beach Community is developing in accordance with the Ocean Beach Community Plan (Community Plan). The Community Plan is a comprehensive policy guide for the physical development of the Ocean Beach Community, which is approximately one square mile in size. The boundaries of the community are the San Diego River on the north, the Pacific Ocean on the west, Adair Street on the south, and Froude Street and West Point Loma Boulevard on the east. According to the San Diego Association of Governments (SANDAG) 2050 Regional Growth Forecast (Appendix C-1; Year 2030), the Ocean Beach Community Planning Area included 7,825 total housing units and 60 acres of non-residential land in 2008.

An analysis of present and projected development, and using the Community Plan as a guide, indicates that from 2008 to 2030, approximately 546 additional housing units, while non-residential development will remain mostly unchanged. This will result in a total number of 137,617 average daily trips (ADTs) anticipated at full community development.

### **Periodic Revision**

To ensure that this Financing Plan remains up-to-date and accurate, it is to be periodically revised to include, but not necessarily limited to, amendments to the Community Plan.

## **Existing Public Facilities and Future Needs**

### **Transportation**

Ocean Beach is served by a transportation network, which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities to support the rate of community development. Additional regional improvements and alternatives to transportation will be necessary to meet the needs of future development.

Transportation improvements in Ocean Beach are dictated by traffic volume, level-of-service and completion of street systems. Improvements will be funded through a combination of DIF, grants, State Transportation Funds, subdivider and other funding sources.

According to the Ocean Beach Buildout Conditions: Traffic Impact Study (April 2013), the Ocean Beach Community will generate 137,617 ADTs. The 137,617 ADTs in Year 2030 is used in determining the transportation component of the DIF for Ocean Beach. The DIF provides a funding source for the transportation improvements identified in Table 1 and is paid by new development at building permit issuance. New development cannot be required to contribute to the existing transportation system. Other funding sources will need to be identified for the remaining transportation needs.

### **Park and Recreation**

Ocean Beach is an urbanized coastal community with limited opportunities for providing new recreation facilities due to the lack of large vacant parcels. The community wishes to maintain existing parks and to expand opportunities for new facilities through park equivalencies. The park system in Ocean Beach is made up of population-based parks, resource-based parks, and open space lands. Population-based parks and facilities are located within close proximity to residents and are intended to serve the daily needs of the community.

Ocean Beach has three existing population-based parks, which include a community park, a pocket park/plaza, and a joint use facility. The Ocean Beach Community Park totals 1.21 acres and is located in the center of the community. The 0.22 acre Ocean Beach Gateway Pocket Park provides a pedestrian path connecting to Robb Field. The joint use facility at Ocean Beach Elementary School totals 1.20 acres and provides a ball field for community use during after-school hours and on weekends and holidays pursuant to a joint use agreement between the City and the San Diego Unified School District.

Consistent with General Plan policies (Table RE-4), the following park equivalencies have been identified by City staff and the community (Community Plan; Table 6.2):

<b>Park Equivalencies</b>	<b>Net Useable Acreage to be used as a Park Equivalency Credit</b>
<b>Portion of Resource-Based Parks</b>	
Brighton Avenue Park (within Ocean Beach Park)	2.00 acres
Saratoga Beach Park (within Ocean Beach Park)	1.20 acres
Veterans Park (within Ocean Beach Park)	0.40 acres
Dog Beach (within Mission Bay Park)	5.00 acres
Dusty Rhodes Park (within the Mission Bay Park)	5.00 acres
Robb Field (within Mission Bay Park)	3.50 acres
<b>Trails</b>	
Famosa Slough Open Space Trail	0.55 acres
<b>Joint Use Facilities</b>	
Ocean Beach Elementary School	Existing
Barnes Tennis Center	3.00 acres
<b>Total Park Equivalencies Credit</b>	<b>20.65 acres</b>

The Ocean Beach Community will require 42.20 population-based park acres based on the General Plan guidelines and the SANDAG 2050 Forecast (Appendix C-1; Year 2030) for total population. The required park acreage at full community development is calculated as follows:

$$15,071 \text{ people} / 1,000 \text{ persons} = 15.07$$

$$15.07 \times 2.8 \text{ acres} = 42.20 \text{ acres of population-based parks required}$$

As a result of the 2.63 acres of existing population-based parks and the 20.65 acres of park equivalencies identified above, the total additional population-based park required at full community development is 18.92 acres. Since DIF cannot be used for demand resulting from existing development, 3.72 acres of park land is eligible for DIF funding while 15.20 acres of park land is ineligible and other funding source(s) will need to be identified (Financing Plan Project No. P-12). All of the proposed park projects are further described in Table 1.

### **Fire Protection**

Fire and rescue services are provided by Station No. 15, located at 4711 Voltaire Street. An expansion of the existing fire station facility to serve the growing population is planned. This fire station will serve the Ocean Beach, Peninsula, and Midway/Pacific Highway communities. In addition, a new Ocean Beach Lifeguard Station, located at 1950 Abbott Street, will replace the current station, which was constructed in 1980 and is inadequate to accommodate staff and equipment.

### **Library**

Library services for the Ocean Beach Community are provided by the Ocean Beach Branch Library located at 4810 Santa Monica Avenue, which was originally built in 1927. The existing facility has no meeting room, computer lab, nor adequate seating and collection space to provide adequate library services to the community, therefore, a 15,000 square-foot replacement using

the current site and adjacent property is planned to serve the community at full community buildout.

**Police Protection**

The San Diego Police Department's Western Division, located at 5215 Gaines Street serves the Ocean Beach Community and surrounding neighborhoods.

**Summary of Public Facilities Needs**

The projects listed in Table 1 are subject to revision in conjunction with Council adoption of the annual Capital Improvements Program Budget. Depending on priorities and availability of resources, changes to these projects are possible from year to year. In addition, the City may amend this Financing Plan to add, delete, substitute, or modify a particular project to take into consideration unforeseen circumstances.

## **FACILITIES INDEX MAP**

**Add Map**

## **Ocean Beach - Public Facilities Financing Plan**

### **Financing Strategy**

The City has a variety of potential funding sources for financing public facilities, which will be provided, in part by developers, as part of the development process. Potential other methods for financing public facilities are listed below:

- A. DEVELOPMENT IMPACT FEES (DIF)
- B. TRANSNET, GAS TAX
- C. ASSESSMENT DISTRICTS
- D. LANDSCAPING AND LIGHTING ACTS
- E. GENERAL OBLIGATION BOND ISSUES
- F. CERTIFICATES OF PARTICIPATION (COP)
- G. LEASE REVENUE BONDS
- H. BUSINESS LICENSE TAX REVENUE\*
- I. CAPITAL OUTLAY (LEASE REVENUE)
- J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- K. FRANCHISE FEE REVENUE\*
- L. LOCAL TRANSPORTATION FUND
- M. MOTOR VEHICLE LICENSE FEE (MVLFF) REVENUE\*
- N. PARKING VIOLATION REVENUE\*
- O. PARKING METER REVENUE\*
- P. PROPERTY TAX REVENUE\*
- Q. TRANSIENT OCCUPANCY TAX (TOT)\*
- R. ANNUAL ALLOCATIONS
- S. PRIVATE CONTRIBUTIONS
- T. UTILITY USERS TAX
- U. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION
- V. SPECIAL TAXES FOR PUBLIC LIBRARIES
- W. PARK AND PLAYGROUND ACT OF 1909
- X. GRANTS

\*These funds are currently allocated for general City operations, but may be used for capital improvements.

**A. DEVELOPMENT IMPACT FEES (DIF)** - Development Impact Fees are a method whereby the impact of new development upon the infrastructure needs of the community is determined, and, a fee is developed and imposed on developers to mitigate the impact of new development. DIF cannot be used for demand resulting from existing development. DIF are collected at the time of building permit issuance. Funds collected are deposited in a special interest bearing fund and can only be used for identified facilities serving the community in which they were collected. As sufficient funds are collected, the City proceeds with a construction program. Use of DIF is one of the financing methods recommended for public facilities.

**B. TRANSNET, GAS TAX,** and other programs such as a state-local partnership program may provide funds for community transportation projects. These funds will be allocated annually and may be used to fund a portion of the long-range capital need for future transportation improvements.

**C. ASSESSMENT DISTRICTS** - Special assessment district financing, such as the Municipal Improvement Acts of 1913/1915, may be used as a supplementary or alternative method of financing facilities such as streets, sidewalks, sewers, water lines, storm drains, and lighting facilities. Assessment districts may be beneficial in that they provide all of the funding needed for a particular public facility project in advance of the projected development activity. However, assessment districts also create a long-term encumbrance of the benefiting property and require that the funds be repaid over an extended period of time. Assessment districts also require the approval of at least 50% of the property owners, based on a ballot process with votes weighted in proportion to the assessment obligation in order to establish the district.

**D. LANDSCAPING AND LIGHTING ACTS** - Funds may be used for parks, recreation, open space, installation/construction of planting and landscaping, street lighting facilities, and maintenance. These assessments may only be imposed if a majority protest does not exist. .

**E. GENERAL OBLIGATION BOND ISSUES** - Cities, counties and school districts may issue these bonds to finance land acquisition and capital improvements. The bonds are repaid with the revenues from increased property taxes. City general obligation bond issuance requires 2/3 voter approval for passage.

**F. CERTIFICATES OF PARTICIPATION (COP)** - These funds may only be used for land acquisition and capital improvements. City Council approval is required and a funding source for debt service must be identified.

**G. LEASE REVENUE BONDS** - These funds may be only used for capital improvements. City Council approval is required.

**H. BUSINESS LICENSE TAX REVENUE** - These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

**I. CAPITAL OUTLAY (LEASE REVENUE)** - These funds are to be used for capital improvements. City Council approval is required.

**J. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)** - This is a federal grant that is applied for annually. Applications are reviewed annually. City Council and HUD approval are required.

**K. FRANCHISE FEE REVENUE** - The City collects franchise funds from San Diego Gas and Electric and cable companies for use of City right-of-way. These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

**L. LOCAL TRANSPORTATION FUND** - These funds are applied for and are used only for bikeway projects. City Council and federal approval are required.

**M. MOTOR VEHICLE LICENSE FEE (MVLF) REVENUE** - The state allocates a portion of vehicle license fee revenue to local governments. These funds are currently allocated for general City operations but may be used for capital projects. City Council approval is required.

**N. PARKING VIOLATION REVENUE** - These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

**O. PARKING METER REVENUE** - These funds are generally currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

**P. PROPERTY TAX REVENUE** - Property owners are taxed approximately one percent of the assessed value of the property. The City receives approximately 17 percent of the one percent. These funds are currently allocated for general City operations but may be used for capital improvements. City Council approval is required.

**Q. TRANSIENT OCCUPANCY TAX (TOT)** - The City's hotel tax is 10.5 percent and is currently allocated annually to eligible (tourist-related) organizations that request funding and to tourist related City activities, but may be used for capital improvements. City Council approval is required.

**R. ANNUAL ALLOCATIONS** - In the years prior to the passage of Proposition 13, the City was able to respond to community facility needs by using a portion of sales tax revenue to support the Capital Improvements Program. This has not been possible for some time. However, if other revenues are increased, annual allocations could again be used to fund some capital facilities. This is a recommended method of funding some park and recreation facilities and transportation improvements. City Council approval is required.

**S. PRIVATE CONTRIBUTIONS** - Any private donations received by the City for capital improvements. City Council approval is required.

**T. UTILITY USERS TAX** - These funds may be used for any general City operation or capital improvement. These require 2/3 voter approval for passage.

**U. SPECIAL TAXES FOR FIRE AND POLICE PROTECTION** - These funds may only be used for fire and police activities. These require 2/3 voter approval for passage.

**V. SPECIAL TAXES FOR PUBLIC LIBRARIES** - These funds may only be used for libraries and library improvements. These require 2/3 voter approval for passage.

**W. PARK AND PLAYGROUND ACT OF 1909** - These funds may be used for parks, urban open-space land, playground, and library facilities. These require 2/3 voter approval for passage.



**X. GRANTS** - Grants are available and applied for from the federal government, state and other agencies.

### **General Assumptions and Conditions**

In connection with the application of the following methods of financing, these general assumptions and conditions would apply:

1. Developers will be required to provide facilities that are normally provided within the subdivision process as a condition of tentative subdivision map approval. These projects include but are not limited to traffic signals, local roads, and the dedication or preservation of open space located within the proposed development(s).
2. Non-residential development will be charged DIF for infrastructure including transportation, and fire-rescue facilities. However, non-residential development will not be charged for park and recreation or library facilities since those facilities primarily serve the residential component of the Ocean Beach Community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, appropriate fees may be imposed in the future.
3. Any project-specific community plan amendments may result in additional fees being charged on an ad hoc basis.
4. Additional fees may be imposed on discretionary projects on a case-by-case basis in order to meet the standard of 2.8 acres of parkland per 1,000 population set forth in the General Plan, or to otherwise fully account for a project's public facilities impacts.
5. The park and library fee distribution between residential and non-residential development will be reviewed each time findings are made for discretionary projects to charge non-residential development for parks and the library.
6. Abutting property owners are responsible for frontage improvements such as sidewalks, curbs, and gutters.
7. The DIF is due at the time of building permit issuance.
8. DIF funds collected will be placed in a separate fund with interest earnings accumulated for use in the community planning area for identified facilities.
9. Periodic reviews may be performed to evaluate performance of the program and to consider the continuing commitments related to the completion of needed facilities. Project costs and charges would be evaluated for all portions of the program.

## **Development Impact Fee Determination**

### **Background**

In 1987, City staff developed and recommended impact fees for 28 urbanized communities. The City Council adopted the recommended fees, including those for the Ocean Beach Community Planning Area, to help mitigate the impact of new development on public facilities. All undeveloped and underdeveloped parcels are subject to Development Impact Fees (DIF). Monies collected are placed in a City interest-accruing fund to be used only for capital improvements serving the Ocean Beach Community.

The Ocean Beach Community Plan Area is near full development. As such, impact fees will provide only a portion of the financing needed for the facilities proposed in this Financing Plan. The remaining identified public improvements will require other funding sources.

### **Distribution of Project Costs and Fee Determination**

DIF are based on the extent or degree to which each type of development generates a demand for, or receives benefit from, the various public facilities. For example, all development generates vehicular traffic and demand for fire-rescue services, and thus, on an equitable basis, should share in the cost of transportation and fire projects. Residential development also generates demand for park and recreation and library facilities. Non-residential development may also create a need for parks or libraries, and may be charged fees for those facilities on an ad hoc basis, as appropriate.

DIF were determined for the various categories of needed public facilities based on total amount of development anticipated at community plan build-out and on the basis of additional public facilities needed at community plan build-out. The DIF basis includes all eligible project needs except those identified as subdivider funded and includes an 8 percent charge to cover City administrative costs.

### **Transportation Component**

There is a clear relationship between the use of transportation facilities and the generation of vehicular trips based upon land use. In the report “San Diego Traffic Generators,” authored by CALTRANS and SANDAG, the traffic generated by various classes of use is detailed. This report summarizes data collected at major regional traffic generators as well as neighborhood and local traffic generators in the San Diego area. Traffic counts taken at each type of facility are related to various characteristics of the facility such as size, type of use, number of employees, floor area, parking spaces, or number of persons.

The residential portion of the DIF reflects an average daily trip (ADT) factor of seven (7) as a basis for determining the DIF. A considerable range has been found for traffic generation in non-residential developments depending on the character and use of the property. Therefore, the DIF for non-residential development is determined by ADTs generated by the development. Accordingly, the residential portion of the impact fee reflects an average (less than 20 dwelling units: 8 trips/dwelling unit; more than 20 dwelling units: 6 trips/dwelling unit) vehicle trip rate of 7 as a basis for determining the DIF.

Transportation projects included in the basis for the DIF have been determined to be consistent with the Community Plan. The transportation improvements are laid out to design standards and material quantities are determined (e.g., the length of curbs and gutters, and square footage of retaining walls and sidewalks, etc.). Unit prices are then applied to the quantities, which are guided by the median prices received on current City construction bid documents. The unit pricing list for transportation projects is included in Appendix A-1.

Using the approved land use intensity and trip generation rates, the total number of trips at full community plan development is estimated to be 137,617. An analysis of the DIF eligible transportation improvements required for full community development totals \$14,056,078. This cost plus 8% administrative costs divided by 137,617 ADTs results in a DIF of \$110 ADT or \$770 per dwelling unit. The fee per dwelling unit is calculated by multiplying the per ADT cost by the average vehicle trip rate. These amounts will be paid by all future development. Additional fees may be imposed on discretionary projects on a case-by-case basis in order to fully account for a project's public facilities impacts.

### **Park Component**

Park needs are based on population, which is derived from the number of dwelling units forecasted at full community development. Non-residential development projects may, with appropriate findings in the future, also be required to participate in funding a share of park facilities. For this Financing Plan, park estimates are based on the cost estimate breakdown for park and recreation projects as described in Appendix B-1.

Allocating the total park and recreation facility costs of \$40,819,798 to the total dwelling units (8,371) in the SANDAG 2050 Forecast (Appendix C-1; Year 2030), results in an impact fee, including 5% for administrative costs, of \$5,120 per dwelling unit. Additional fees may be imposed on discretionary projects on a case-by-case basis in order to meet the standard of 2.8 acres of parkland per 1,000 population set forth in the General Plan.

### **Library Component**

Library needs are based on population, which is derived from the number of dwelling units forecasted at full community development. Therefore, only residential development is charged a DIF for library facilities. Non-residential development may be charged additional fees on an ad hoc basis for library facilities, as appropriate.

Allocating the total library costs only to residential development results in an impact fee of \$713 per dwelling unit. This was calculated by dividing the total needed library facilities costs of \$5,527,838 plus 8% administrative costs by the number of residential dwelling units anticipated at full community development (8,371).

### **Fire Component**

The fire component of the DIF relates to the cost of providing fire-rescue facilities to adequately provide services to both residential and non-residential development within the community. Residential impact fees are based on an average cost per dwelling unit. It is assumed that the

average size of a dwelling unit is 1,000 square feet. Non-residential development fees are based on the average cost per 1,000 square-feet of gross building area.

Using the total amount of residential and non-residential development (approximately 10,832,140 square feet) and the cost of the fire-rescue facilities of \$2,785,200 plus 8% administrative costs, results in an impact fee of \$278 per residential dwelling unit and \$278 per thousand square feet of non-residential development. This was calculated by dividing total fire requirements for Ocean Beach of \$2,785,200 plus 8% administrative costs by 10,832.

### **Ocean Beach Development Impact Fee Schedule**

The resulting impact fees for the Ocean Beach Community Planning Area are as follows:

<b>RESIDENTIAL DEVELOPMENT</b>					<b>NON-RESIDENTIAL DEVELOPMENT</b>	
Transportation	Park	Library	Fire	Total Per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 Sq. Ft. of Gross Building Area
<b>\$770</b>	<b>\$5,120</b>	<b>\$713</b>	<b>\$278</b>	<b>\$6,881</b>	<b>\$110</b>	<b>\$278</b>

TABLE 1  
**OCEAN BEACH - FACILITIES SUMMARY**  
 FISCAL YEAR 2014

PROJECT NO.	PROJECT TITLE	PAGE NO.	TOTAL ESTIMATED COST	BASIS FOR DIF	IDENTIFIED FUNDING (\$)	FUNDING SOURCE(S)
<b><u>TRANSPORTATION PROJECTS</u></b>						
T-1	OCEAN BEACH STORM DRAINS	17	\$9,644,220	\$9,644,220	\$0	UNIDENTIFIED
T-2	OCEAN BEACH TRAFFIC SIGNAL UPGRADES	18	\$270,000	\$270,000	\$0	UNIDENTIFIED
T-3	NORTH OCEAN BEACH GATEWAY PHASE II	19	\$351,000	\$351,000	\$150,000	UNIDENTIFIED GRANT /DIF*
T-4	TRAFFIC SIGNAL AT BACON STREET AND WEST POINT LOMA AVENUE	20	\$275,000	\$275,000	\$0	UNIDENTIFIED
T-5	OCEAN BEACH COUNTDOWN TIMERS	21	\$40,000	\$40,000	\$0	UNIDENTIFIED
T-6	TRAFFIC SIGNAL AT BRIGHTON AVENUE AND SUNSET CLIFFS BOULEVARD	22	\$275,000	\$275,000	\$0	UNIDENTIFIED
T-7	TRAFFIC SIGNAL AT ORCHARD AVENUE AND SUNSET CLIFFS BOULEVARD	23	\$275,000	\$275,000	\$0	UNIDENTIFIED
T-8	TRAFFIC SIGNAL AT ORCHARD AVENUE AND SUNSET CLIFFS BOULEVARD	24	\$53,000	\$53,000	\$0	UNIDENTIFIED
T-9	SIDEWALK AND CURB RAMPS AT WEST POINT LOMA BOULEVARD AND BACON STREET	25	\$115,000	\$115,000	\$0	UNIDENTIFIED
T-10	PEDESTRIAN CONNECTIONS ON WEST POINT LOMA BOULEVARD AT NIMITZ BOULEVARD	26	\$110,000	\$110,000	\$0	UNIDENTIFIED
T-11	WIDEN NIMITZ BOULEVARD FROM SUNSET CLIFFS BOULEVARD TO WEST POINT LOMA BOULEVARD	27	\$1,150,000	\$1,150,000	\$0	UNIDENTIFIED
T-12	ARCHITECUAL BARRIER REMOVAL ON BACON STREET AND CABLE STREET	28	\$125,662	\$125,662	COMPLETED	DIF*
T-13	WEST POINT LOMA BOULEVARD IMPROVEMENTS	29	\$1,312,196	\$1,312,196	COMPLETED	TRANS / TOT / DIF*
T-14	TRAFFIC SIGNAL INTERCONNECT SYSTEMS ON SUNSET CLIFFS BOULEVARD AND NEWPORT AVENUE	30	\$60,000	\$60,000	COMPLETED	DIF*
<b>TOTAL - TRANSPORTATION PROJECTS</b>			<b>\$14,056,078</b>	<b>\$14,056,078</b>	<b>\$150,000</b>	
<b><u>PARK PROJECTS</u></b>						
P-1	BRIGHTON AVENUE PARK UPGRADES	31	\$1,371,149	\$1,371,149	\$0	UNIDENTIFIED
P-2	SARATOGA BEACH PARK UPGRADES	32	\$856,216	\$856,216	\$0	UNIDENTIFIED
P-3	VETERANS BEACH PARK UPGRADES	33	\$500,219	\$500,219	\$0	UNIDENTIFIED
P-4	DOG BEACH PARK UPGRADES	34	\$1,174,612	\$1,174,612	\$0	UNIDENTIFIED
P-5	DUSTY RHODES NEIGHBORHOOD PARK UPGRADES	35	\$3,565,373	\$3,565,373	\$0	UNIDENTIFIED
P-6	ROBB FIELD UPGRADES	36	\$2,395,761	\$2,395,761	\$0	UNIDENTIFIED
P-7	FAMOSA SLOUGH OPEN SPACE UPGRADES	37	\$563,786	\$563,786	\$0	UNIDENTIFIED
P-8	OCEAN BEACH ELEMENTARY SCHOOL JOINT USE PARK UPGRADES	38	\$1,052,805	\$1,052,805	\$0	UNIDENTIFIED
P-9	BARNES TENNIS CENTER PARK DEVELOPMENT	39	\$2,199,224	\$2,199,224	\$0	UNIDENTIFIED

TABLE 1  
**OCEAN BEACH - FACILITIES SUMMARY**  
 FISCAL YEAR 2014

PROJECT NO.	PROJECT DESCRIPTION	PAGE NO.	ESTIMATED PROJECT COST	BASIS FOR DIF	IDENTIFIED FUNDING (\$)	IDENTIFIED FUNDING SOURCE(S)
<b><u>PARK PROJECTS</u></b>						
P-10	OCEAN BEACH RECREATION CENTER EXPANSION	40	\$3,300,000	\$72,600	\$0	OTHER / UNIDENTIFIED*
P-11	AQUATIC COMPLEX FOR OCEAN BEACH, PENINSULA, AND MIDWAY/PACIFIC HIGHWAY COMMUNITIES	41	\$6,339,000	\$1,901,700	\$0	UNIDENTIFIED / OTHER*
P-12	OCEAN BEACH PUBLIC PARKS	42	\$116,241,162	\$22,855,028	\$0	OTHER / UNIDENTIFIED*
P-13	OCEAN BEACH RECREATION CENTER TOT LOT UPGRADES	43	\$576,325	\$576,325	\$0	UNIDENTIFIED
P-14	OCEAN BEACH ELEMENTARY SCHOOL PLAYGROUND TURFING	44	\$246,000	\$246,000	COMPLETED	CDBG*
P-15	SARATOGA PARK IMPROVEMENTS - TURF AND IRRIGATION	45	\$54,000	\$54,000	COMPLETED	DIF*
P-16	OCEAN BEACH COMFORT STATION REPLACEMENT PROJECT	46	\$1,435,000	\$1,435,000	COMPLETED	RPIF / CAP*
<b>TOTAL-PARK PROJECTS</b>			<b>\$141,870,632</b>	<b>\$40,819,798</b>	<b>\$0</b>	
<b><u>LIBRARY PROJECTS</u></b>						
L-1	OCEAN BEACH BRANCH LIBRARY	47	\$8,011,360	\$5,527,838	\$146,500	UNIDENTIFIED / OTHER* / DIF*
<b>TOTAL-LIBRARY PROJECTS</b>			<b>\$8,011,360</b>	<b>\$5,527,838</b>	<b>\$146,500</b>	
<b><u>FIRE PROJECTS</u></b>						
F-1	FIRE STATION NO. 15 - EXPANSION	48	\$710,000	\$186,000	\$400,000	P-DIF / UNIDENTIFIED / OTHER*
F-2	OCEAN BEACH LIFE GUARD STATION	49	\$4,560,000	\$2,599,200	\$10,000	UNIDENTIFIED / OTHER / DMR*
<b>TOTAL-FIRE PROJECTS</b>			<b>\$5,270,000</b>	<b>\$2,785,200</b>	<b>\$410,000</b>	
<b>TOTAL-ALL PROJECTS</b>			<b>\$169,208,070</b>	<b>\$63,188,914</b>	<b>\$706,500</b>	

\*SEE PROJECT SHEET.



## ***TRANSPORTATION PROJECTS***

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH STORM DRAINS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

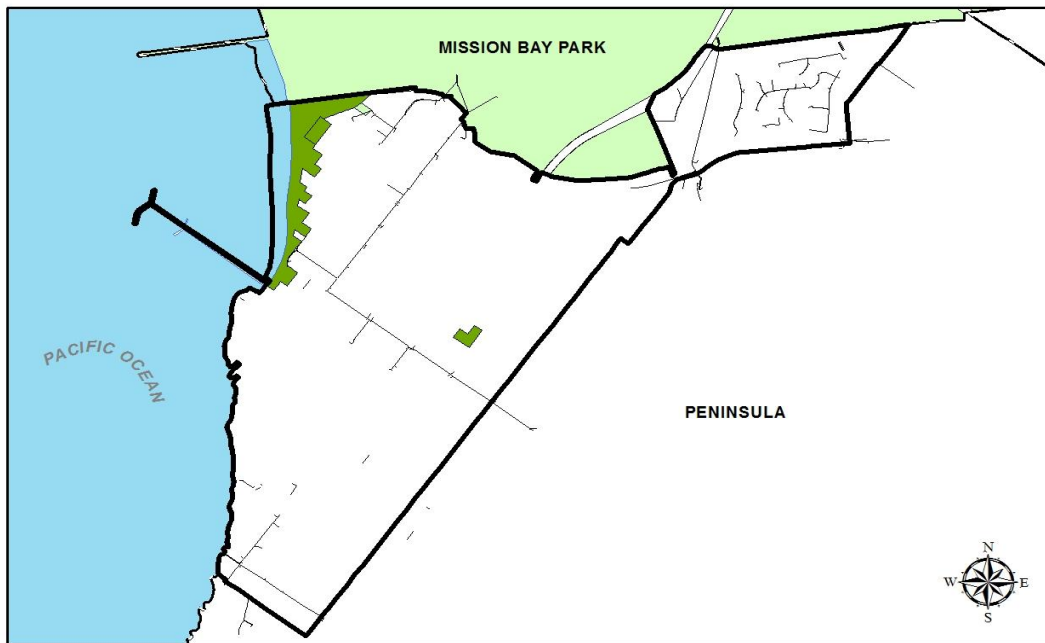
**CIP NO.:**

**PROJECT:** T-1  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL IMPLEMENT BEST MANAGEMENT PRACTICES AS PART OF PROJECTS FOR THE CONSTRUCTION, ENHANCEMENT, EXPANSION, OR EXTENSION OF STORM WATER CONVEYANCE SYSTEMS.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$9,644,220	UNIDENTIFIED								
\$9,644,220	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH TRAFFIC SIGNAL UPGRADES

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-2

**CIP NO.:**

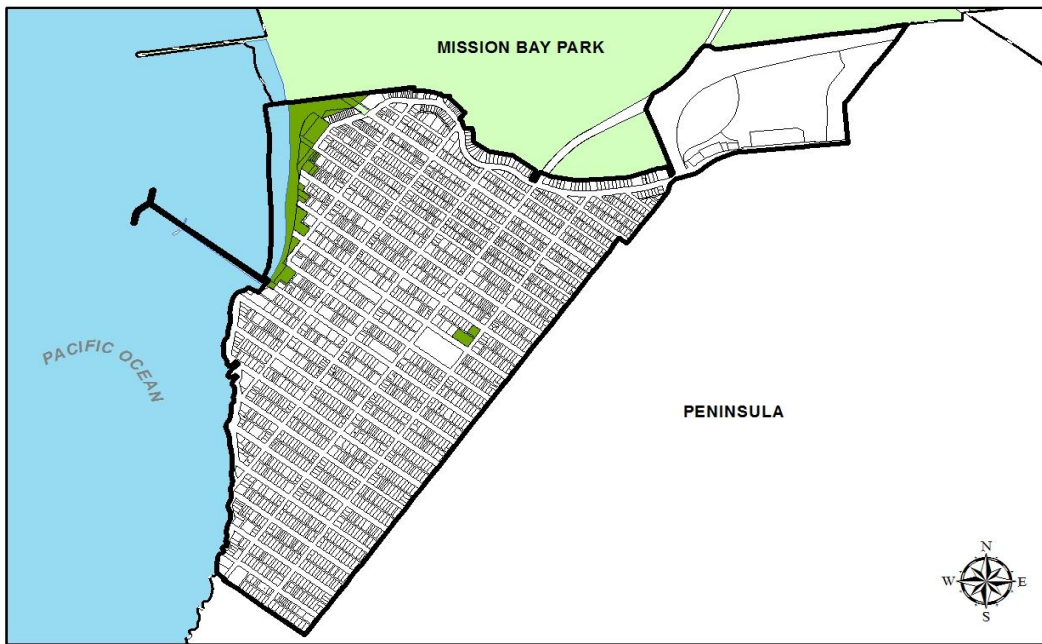
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE MODIFICATION OF EXISTING TRAFFIC SIGNALS AT VARIOUS LOCATIONS.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$270,000	UNIDENTIFIED								
\$270,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** NORTH OCEAN BEACH GATEWAY PHASE II

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**CIP NO.:** S-12041

**PROJECT:** T-3

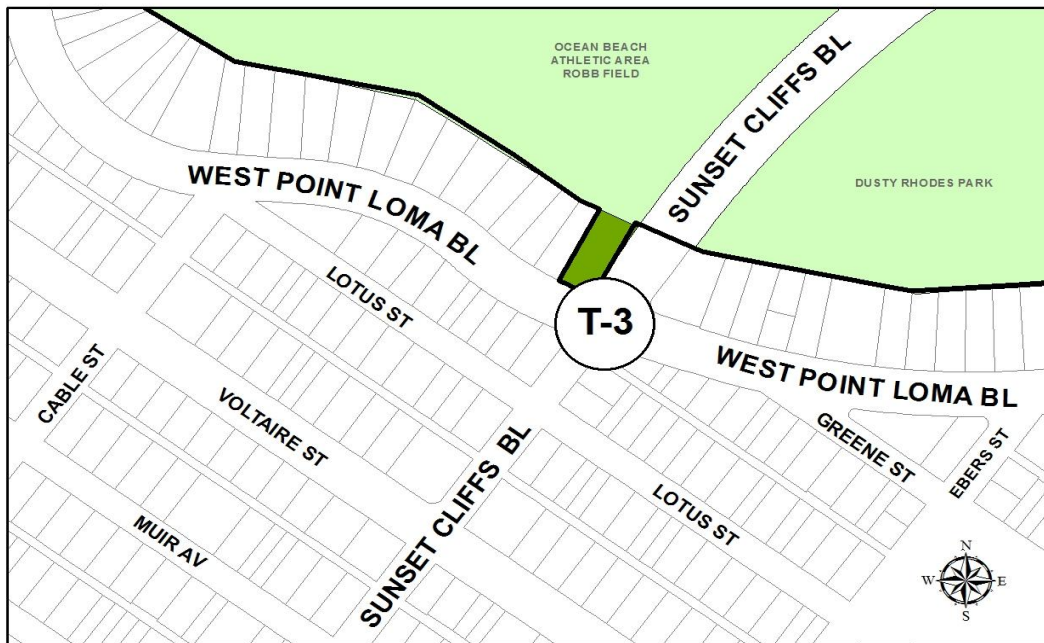
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL PROVIDE FOR THE DESIGN AND CONSTRUCTION OF DISABLED ACCESSIBLE WALKWAY WITH LANDINGS TO COMPLY WITH CURRENT AMERICAN WITH DISABILITY ACT REQUIREMENTS. THIS PROJECT WILL ALSO CONNECT THE EXISTING ENTRY PLAZA TO THE NORTH END OF THE PROJECT SITE WHICH IS ADJACENT TO ROBB FIELD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** CONSTRUCTION IS ANTICIPATED TO BE COMPLETED IN FISCAL YEAR 2014.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$201,000	UNIDENTIFIED								
\$100,000	GRANT								
\$50,000	DIF*								
<b>\$351,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*DEVELOPMENT IMPACT FEES

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **TRAFFIC SIGNAL AT BACON STREET AND WEST POINT LOMA AVENUE**

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-4

**CIP NO.:**

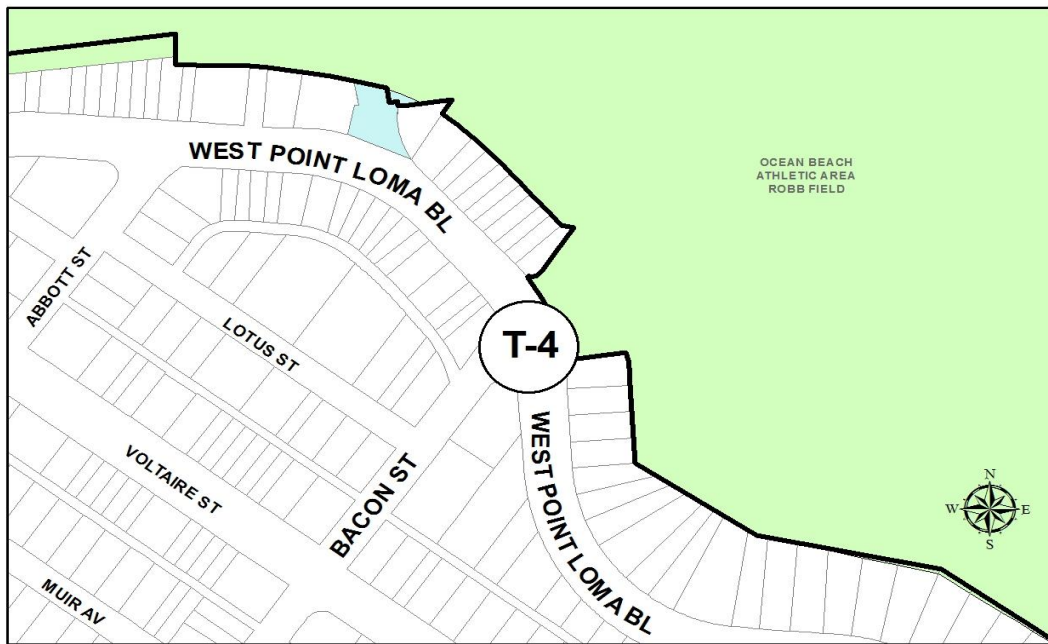
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF BACON STREET AND WEST POINT LOMA AVENUE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 275,000	UNIDENTIFIED								
\$275,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH COUNTDOWN TIMERS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

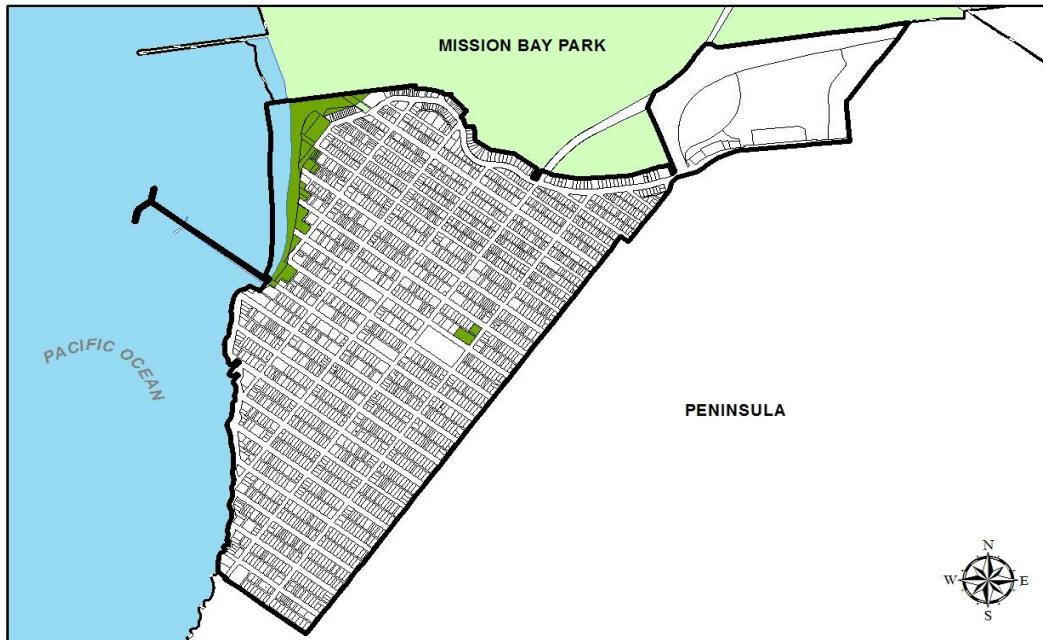
**CIP NO.:**

**PROJECT:** T-5  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE INSTALLATION OF PEDESTRIAN COUNTDOWN TIMERS AT 8 TRAFFIC SIGNALS WITHIN THE COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$40,000	UNIDENTIFIED								
<b>\$40,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **TRAFFIC SIGNAL AT BRIGHTON AVENUE AND SUNSET CLIFFS BOULEVARD**

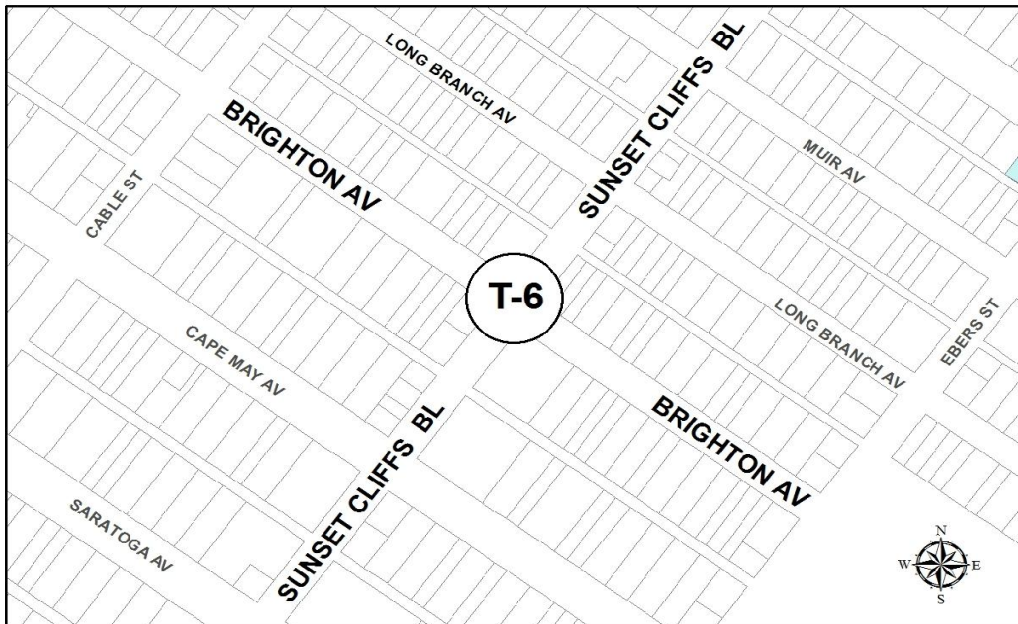
**DEPARTMENT:** TRANSPORTATION & STORM WATER **PROJECT:** T-6

**CIP NO.:** **COUNCIL DISTRICT:** 2 **COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF BRIGHTON AVENUE AND SUNSET CLIFFS BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 275,000	UNIDENTIFIED								
\$275,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **TRAFFIC SIGNAL AT ORCHARD AVENUE AND SUNSET CLIFFS BOULEVARD**

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-7

**CIP NO.:**

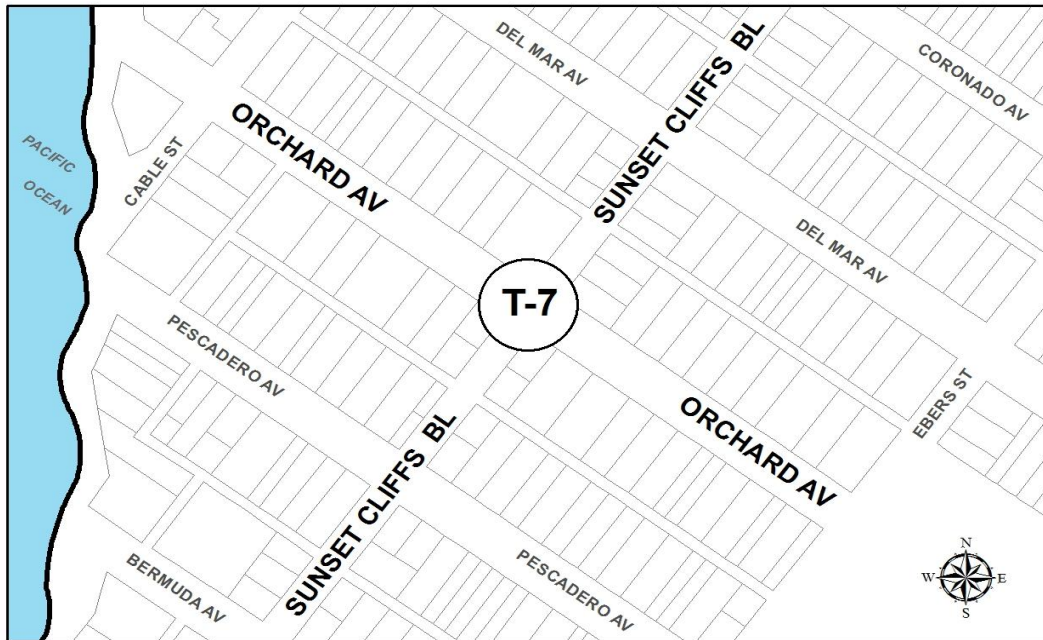
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF ORCHARD AVENUE AND SUNSET CLIFFS BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 275,000	UNIDENTIFIED								
\$275,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PEDESTRIAN INDICATORS AND ADA PEDESTRIAN RAMPS AT NARRAGANSETT  
AVENUE AND SUNSET CLIFFS BOULEVARD**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

PROJECT: T-8

COUNCIL DISTRICT: 2

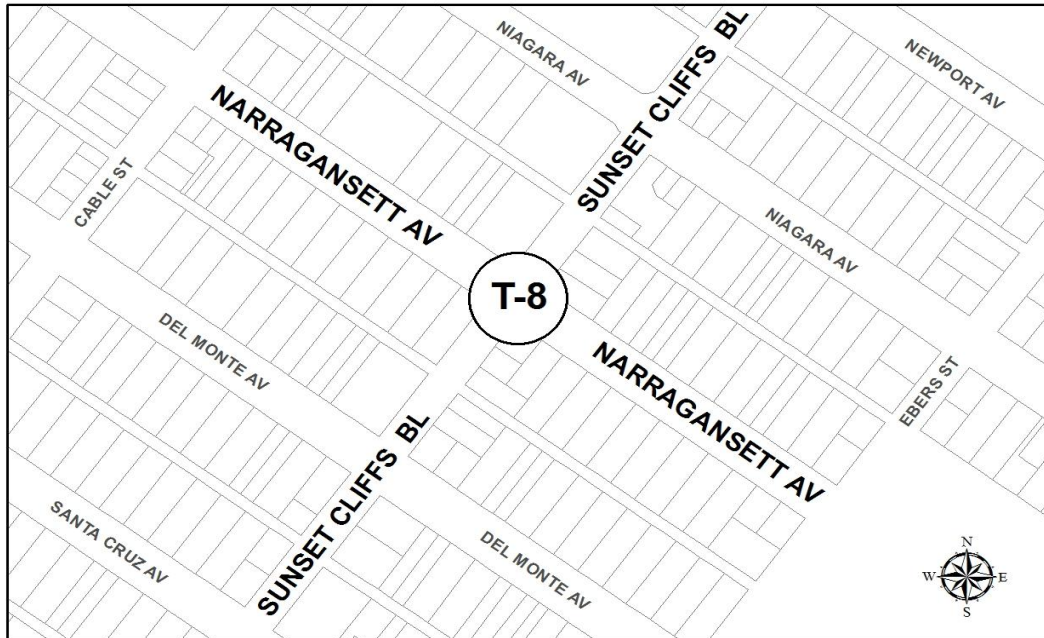
CIP NO.:

COMMUNITY PLAN: OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL PEDESTRIAN INDICATORS AND ADA PEDESTRIAN RAMPS AT THE INTERSECTION OF NARRAGANSETT AVENUE AND SUNSET CLIFFS BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 53,000	UNIDENTIFIED								
\$53,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

### SIDEWALK AND CURB RAMPS AT WEST POINT LOMA BOULEVARD AND BACON STREET

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

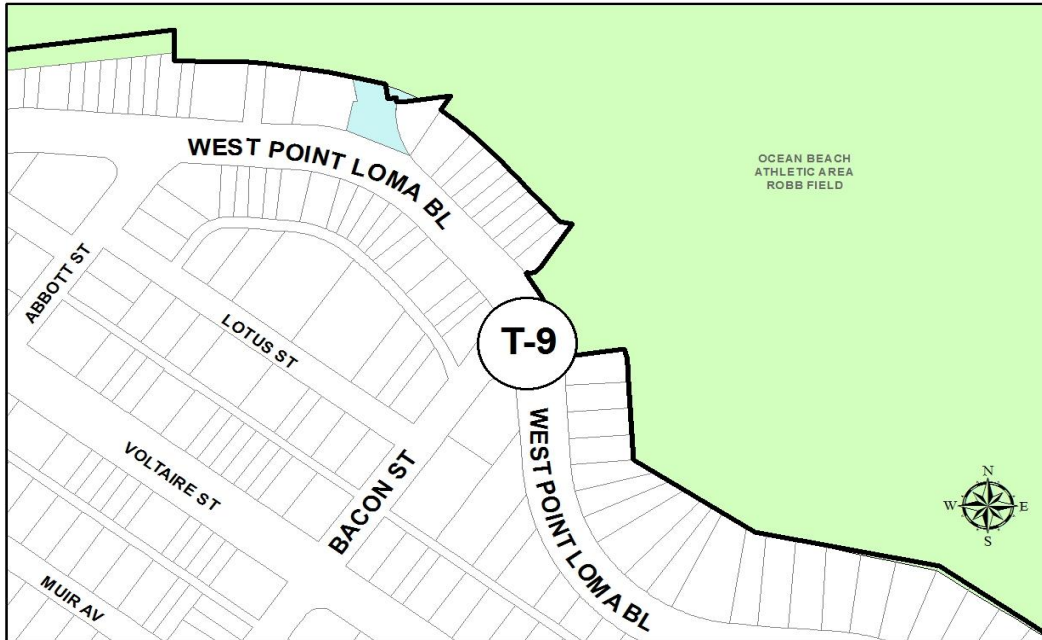
CIP NO.:

**PROJECT:** T-9  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL SIDEWALK AND CURB RAMPS AT THE INTERSECTION OF WEST POINT LOMA BOULEVARD AND SUNSET CLIFFS BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 115,000	UNIDENTIFIED								
\$115,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**PEDESTRIAN CONNECTIONS ON WEST POINT LOMA BOULEVARD AT NIMITZ BOULEVARD**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

PROJECT: T-10

COUNCIL DISTRICT: 2

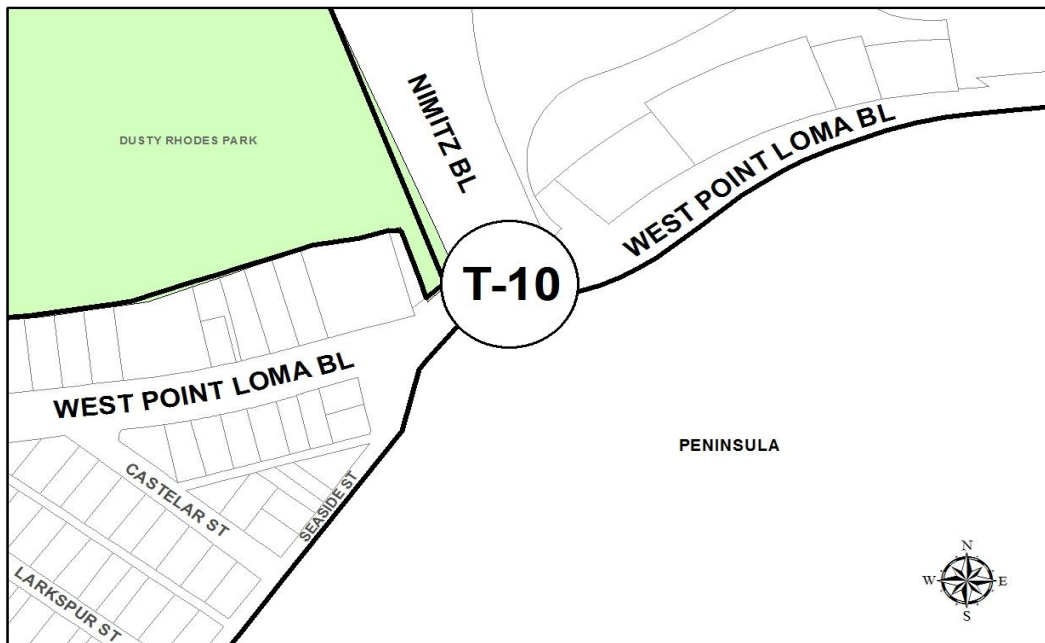
CIP NO.:

COMMUNITY PLAN: OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL INSTALL ACCESSIBLE PEDESTRIAN SIGNALS AND PEDESTRIAN COUNTDOWN TIMERS AND UPGRADE CURB RAMPS ON THE SOUTH SIDE OF WEST POINT LOMA BOULEVARD AT NIMITZ BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 110,000	UNIDENTIFIED								
\$110,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**WIDEN NIMITZ BOULEVARD FROM SUNSET CLIFFS BOULEVARD TO WEST POINT LOMA BOULEVARD**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

PROJECT: T-11

COUNCIL DISTRICT: 2

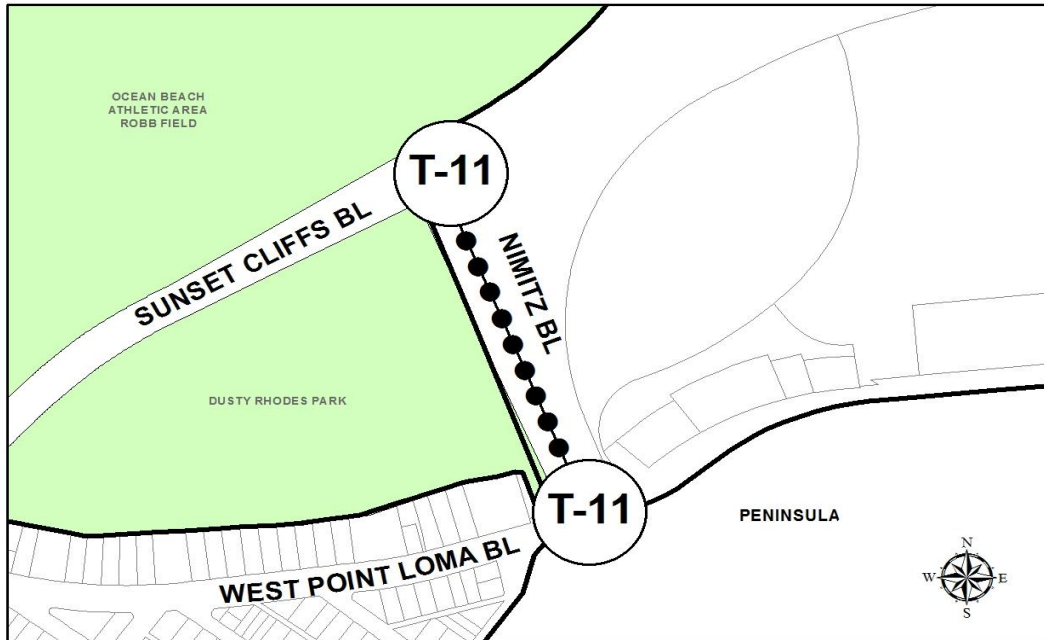
CIP NO.:

COMMUNITY PLAN: OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL WIDEN NIMITZ BOULEVARD TO A SIX LANE PRIMARY ARTERIAL FROM SUNSET CLIFFS BOULEVARD TO NIMITZ BOULEVARD.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 1,150,000	UNIDENTIFIED								
\$1,150,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** **ARCHITECTUAL BARRIER REMOVAL ON BACON STREET AND CABLE STREET**

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-12

**CIP NO.:**

**COUNCIL DISTRICT:**

2

**COMMUNITY PLAN:**

OCEAN BEACH

**DESCRIPTION:** THIS PROJECT REMOVED ARCHITECTUAL BARRIERS ON BACON STREET FROM VOLTAIRE STREET TO NEWPORT AVENUE AND CABLE STREET FROM VOLTAIRE STREET TO NEWPORT AVENUE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW AND EXISTING DEVELOPMENT.

**SCHEDULED** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 125,662 (DEVELOPMENT IMPACT FEES)





**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** WEST POINT LOMA BOULEVARD IMPROVEMENTS

**DEPARTMENT:** TRANSPORTATION & STORM WATER

**PROJECT:** T-13

**CIP NO.:**

**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

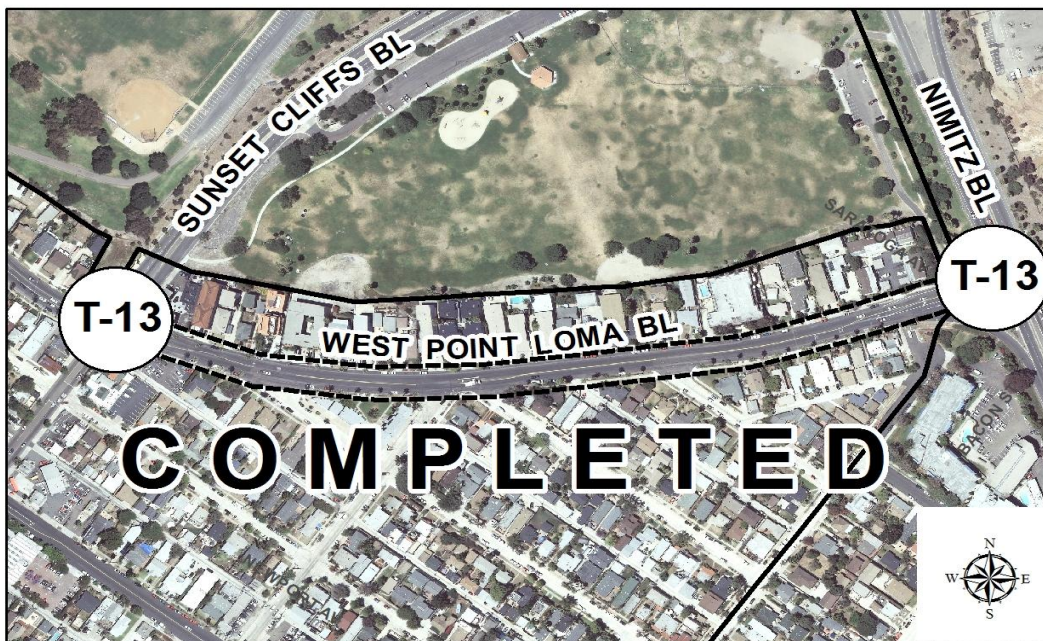
**DESCRIPTION:** THIS PROJECT WIDENED WEST POINT LOMA BOULEVARD FROM SUNSET CLIFFS BOULEVARD TO NIMITZ BOULEVARD TO A FOUR-LANE MAJOR ROAD. THIS PROJECT ALSO PROVIDED A CLASS III BIKE LANE.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW AND EXISTING DEVELOPMENT.

**SCHEDULED** THIS PROJECT WAS COMPLETE IN FY 2004.

**FUNDING:**

\$	1,192,346	(TRANSNET)
	89,850	(TRANSIT OCCUPANY TAX)
\$	30,000	(DEVELOPMENT IMPACT FEES)
<b>\$</b>	<b>1,312,196</b>	<b>TOTAL</b>



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TRAFFIC SIGNAL INTERCONNECT SYSTEMS ON SUNSET CLIFFS BOULEVARD AND  
NEWPORT AVENUE**

TITLE:

DEPARTMENT: TRANSPORTATION & STORM WATER

PROJECT: T-14

COUNCIL DISTRICT: 2

CIP NO.:

COMMUNITY PLAN: OCEAN BEACH

**DESCRIPTION:**

THIS PROJECT INSTALLED TRAFFIC SIGNAL INTERCONNECT SYSTEMS AT THE FOLLOWING LOCATIONS: (1) SUNSET CLIFFS BOULEVARD BETWEEN SANTA MONICA AVENUE AND NARRAGANSETT AVENUE AND (2) NEWPORT AVENUE BETWEEN SUNSET CLIFFS BOULEVARD AND CABLE STREET.

**JUSTIFICATION:**

THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND WAS NEEDED TO SERVE NEW AND EXISTING DEVELOPMENT.

**SCHEDULED**

THIS PROJECT IS COMPLETE.

**FUNDING:**

\$ 60,000 (DEVELOPMENT IMPACT FEES)



## ***PARK & RECREATION PROJECTS***



# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **BRIGHTON AVENUE PARK UPGRADES**

**DEPARTMENT:** PARK AND RECREATION

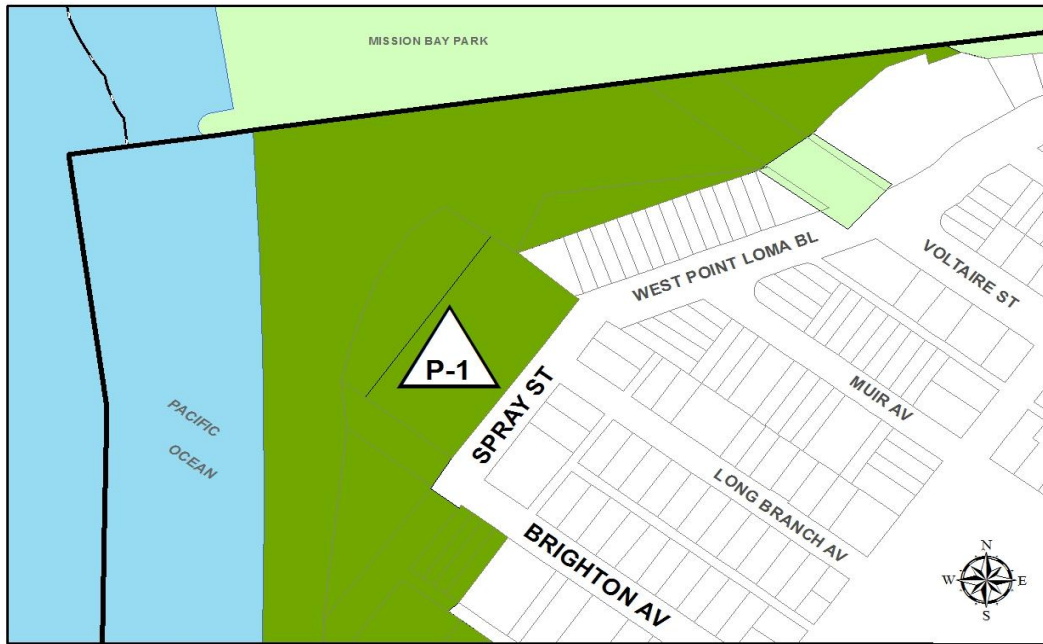
**CIP NO.:** N/A

**PROJECT:** P-1  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 2.0 ACRES WITHIN BRIGHTON AVENUE PARK. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, WALKWAYS, PICNIC AREAS, LIGHTING, BARBECUES, AND HOT COAL RECEPTACLES.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$1,371,149	UNIDENTIFIED								
\$1,371,149	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** SARATOGA BEACH PARK UPGRADES

**DEPARTMENT:** PARK AND RECREATION

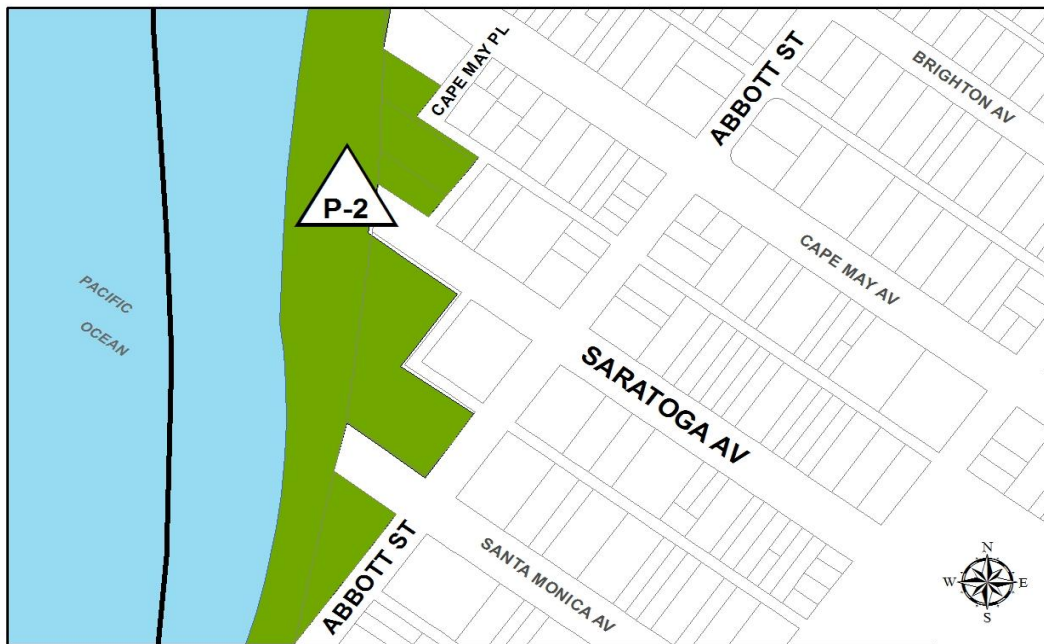
**CIP NO.:** N/A

**PROJECT:** P-2  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 1.20 ACRES WITHIN SARATOGA BEACH PARK. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, WALKWAYS, CHILDREN'S PLAY AREAS, PLAZA AREA, PICNIC AREAS, FITNESS COURSE, SEATING, AND LIGHTING.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$856,216	UNIDENTIFIED								
\$856,216	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **VETERANS BEACH PARK UPGRADES**

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-3

**CIP NO.:** N/A

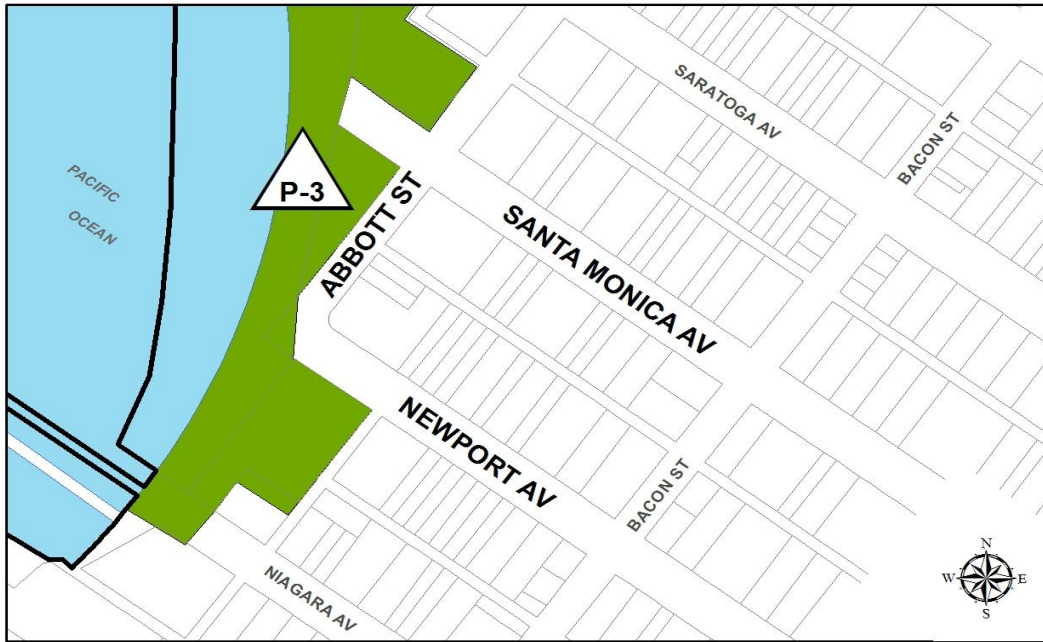
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 0.40 ACRES WITHIN VETERANS BEACH PARK. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, PLAZA AREA, WALKWAYS, SEATING, INTERPRETIVE SIGNS ON THE VETERANS, LIGHTING, LANDSCAPING, AND A PARK SIGN.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$500,219	UNIDENTIFIED								
\$500,219	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** DOG BEACH PARK UPGRADES

**DEPARTMENT:** PARK AND RECREATION

**CIP NO.:** N/A

**PROJECT:** P-4

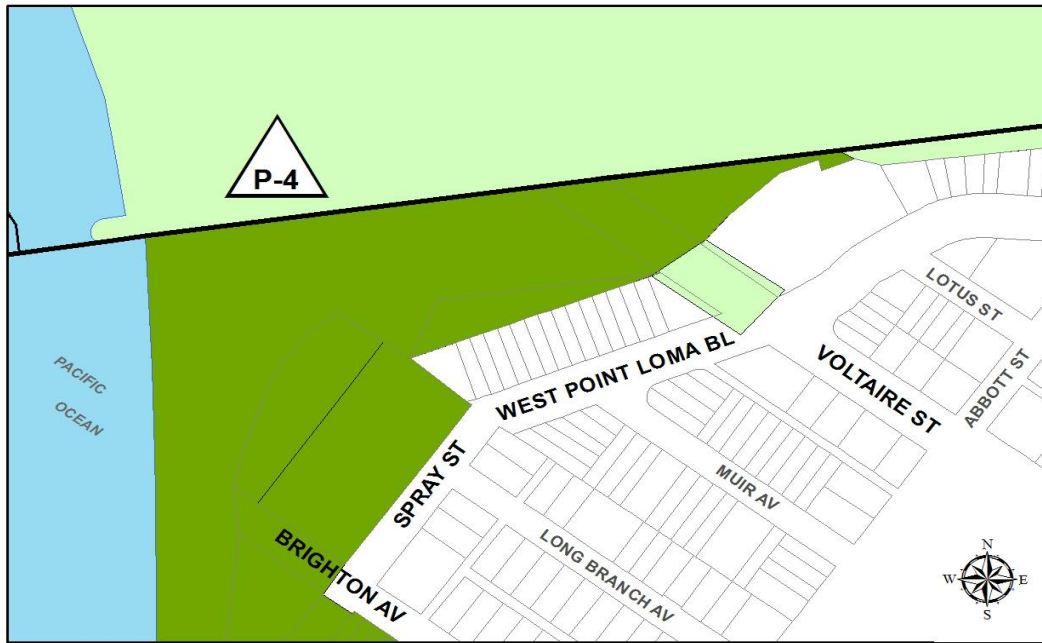
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 5.0 ACRES WITHIN DOG BEACH. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HARDSCAPE, BENCHES, LIGHTING, RETAINING WALL WITH ACCESSIBLE RAMP, AND LANDSCAPING.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$1,174,612	UNIDENTIFIED								
\$1,174,612	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** DUSTY RHODES NEIGHBORHOOD PARK UPGRADES

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-5

**CIP NO.:** N/A

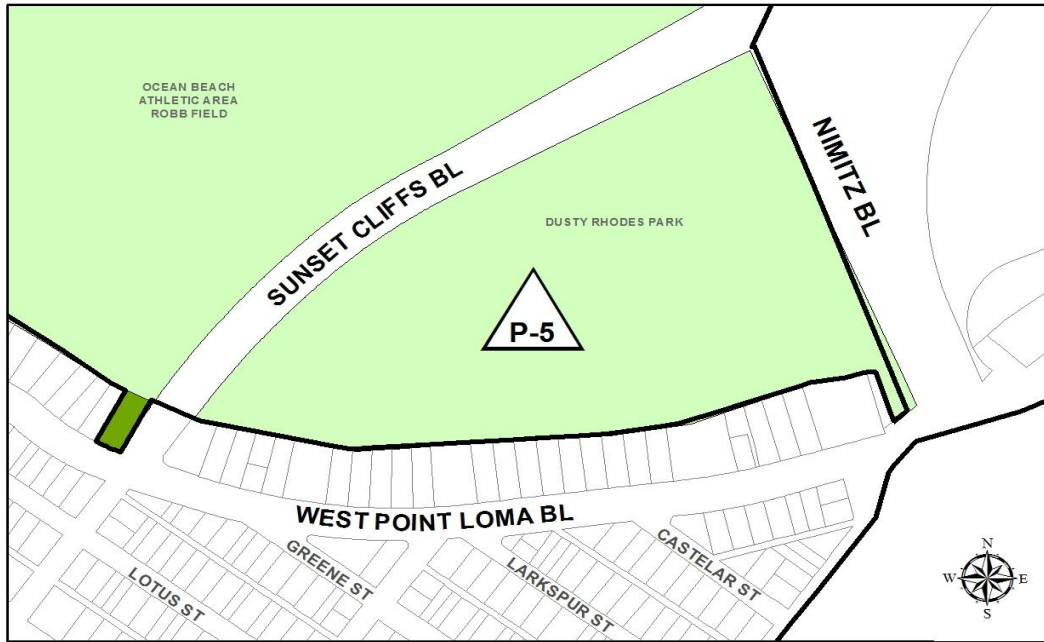
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 5.0 ACRES WITHIN DUSTY RHODES NEIGHBORHOOD PARK. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CHILDREN'S PLAY AREA, PICNIC AREAS, PARKING, SEATING, AN ACCESSIBLE PATHWAY WITH SECURITY LIGHTING CONNECTING THE PARKING LOT TO THE WEST TO THE PARKING LOT TO THE EAST.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$3,565,373	UNIDENTIFIED								
\$3,565,373	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:**                   **ROBB FIELD UPGRADES**

**DEPARTMENT:**       PARK AND RECREATION

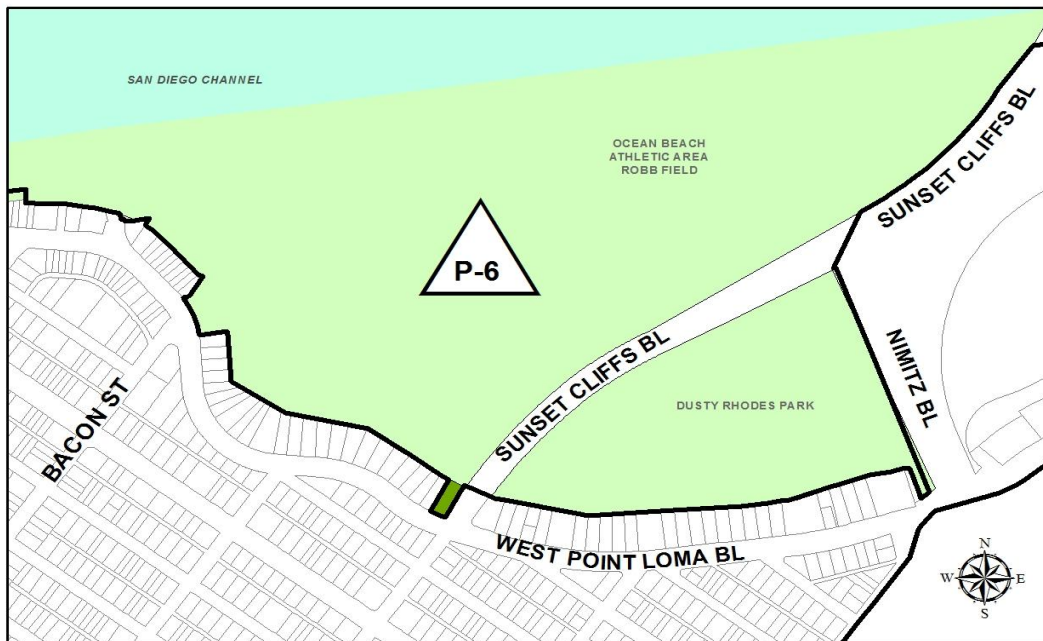
**CIP NO.:**               N/A

**PROJECT:**               P-6  
**COUNCIL DISTRICT:**     2  
**COMMUNITY PLAN:**     OCEAN BEACH

**DESCRIPTION:**       THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 3.5 ACRES WITHIN ROBB FIELD. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CHILDREN'S PLAY AREA, SMALL MULTI-PURPOSE COURTS, PICNIC AREAS, SEATING, WALKWAYS, AND ACCESSIBLE RAMP TO THE SAN DIEGO RIVER PARK PATHWAY.

**JUSTIFICATION:**     THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:**           DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$2,395,761	UNIDENTIFIED								
<b>\$2,395,761</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** FAMOSA SLOUGH OPEN SPACE UPGRADES

**DEPARTMENT:** PARK AND RECREATION

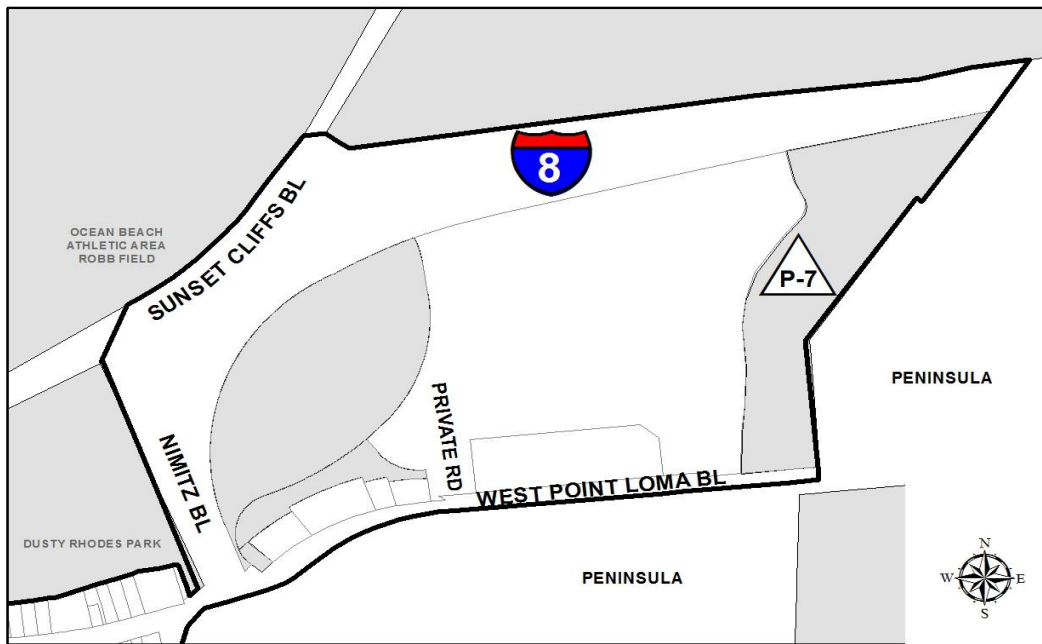
**CIP NO.:** N/A

**PROJECT:** P-7  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 0.55 ACRES WITHIN THE FAMOSA SLOUGH OPEN SPACE. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, AN ACCESSIBLE TRAIL, BENCHES, INTERPRETIVE SIGNS, FENCING, AND NATIVE LANDSCAPE.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$563,786	UNIDENTIFIED								
\$563,786	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH ELEMENTARY SCHOOL JOINT USE PARK UPGRADES

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-8

**CIP NO.:** N/A

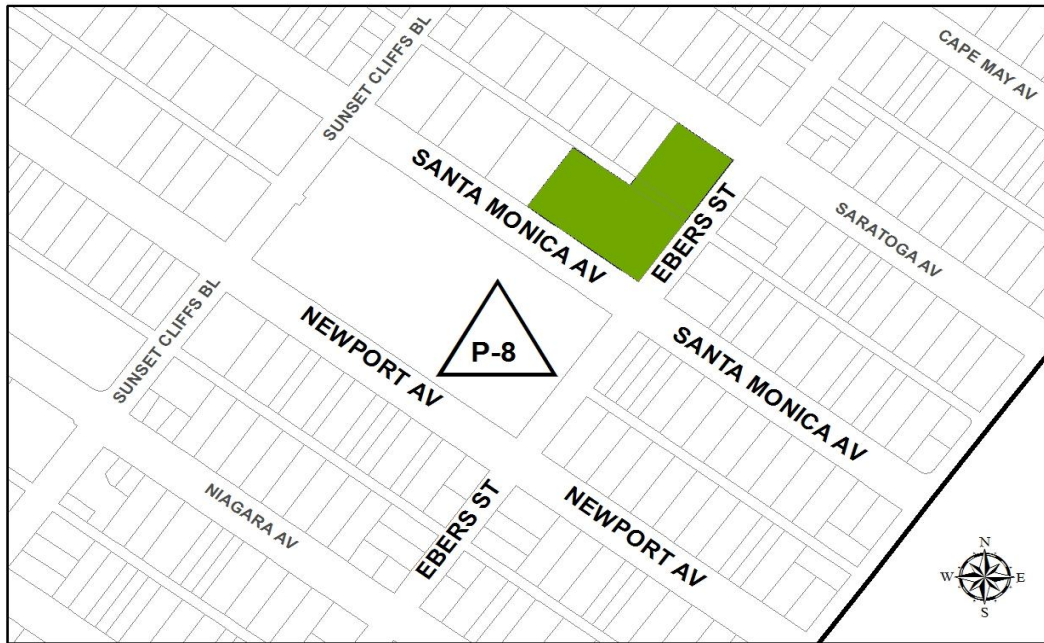
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 1.20 ACRES WITHIN THE OCEAN BEACH JOINT USE FACILITY. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, TURF AND IRRIGATION.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$1,052,805	UNIDENTIFIED								
\$1,052,805	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** **BARNES TENNIS CENTER PARK DEVELOPMENT**

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-9

**CIP NO.:** N/A

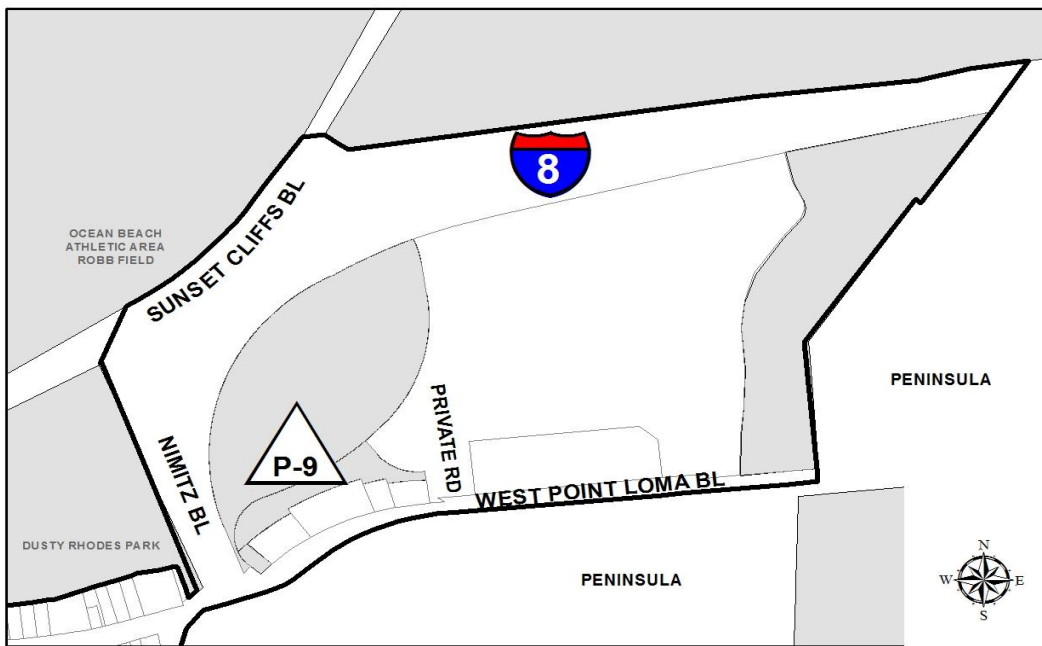
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF ADDITIONAL AMENITIES ON APPROXIMATELY 3.0 ACRES LOCATED AT THE UNDEVELOPED SOUTHWEST CORNER OF THE BARNES TENNIS CENTER. IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, OPEN TURF AREAS, LANDSCAPING, WALKWAYS, PICNIC FACILITIES, COMFORT STATION, AND DRINKING FOUNTAIN.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES. THIS IS A PARK EQUIVALENCY THAT ADDRESSES POPULATION-BASED PARK NEEDS AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$2,199,224	UNIDENTIFIED								
\$2,199,224	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH RECREATION CENTER EXPANSION

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-10

**CIP NO.:** N/A

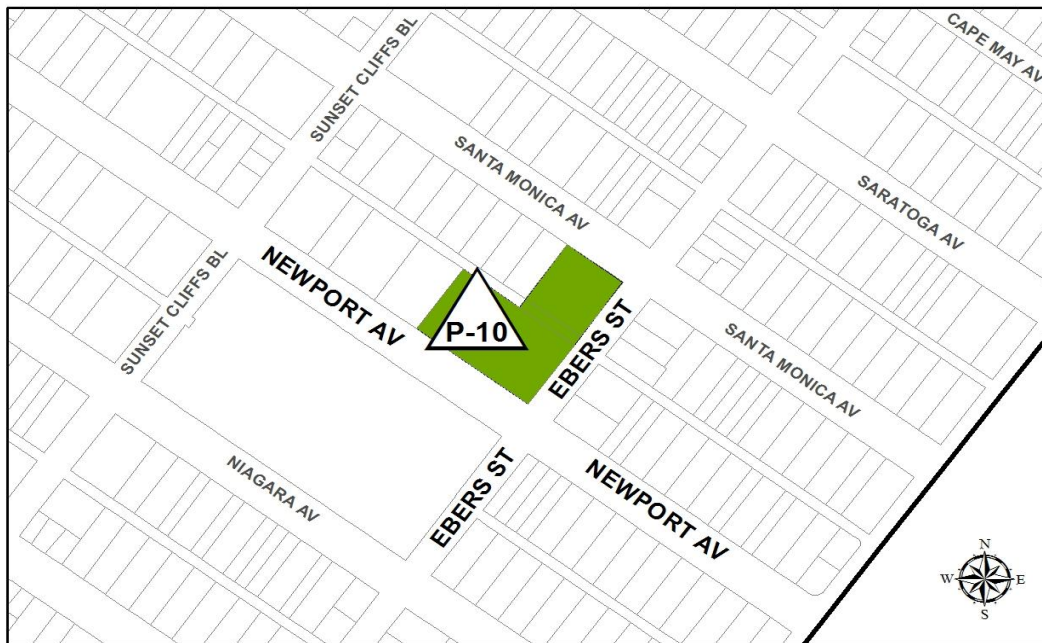
**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF AN ADDITIONAL 5,000 SQUARE FEET (FROM 10,090 TO 15,090) AT THE EXISTING OCEAN BEACH RECREATION CENTER.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$3,227,400	OTHER*								
\$72,600	UNIDENTIFIED								
<b>\$3,300,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*DEVELOPMENT IMPACT FEES ARE ELIGIBLE TO FUND 110 SQUARE FEET (\$72,600) INCLUDED IN P-10 BASED ON THE CURRENT FORECAST FOR NEW RESIDENTIAL DEVELOPMENT AND PER THE OCEAN BEACH COMMUNITY PLAN.

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

### AQUATIC COMPLEX FOR OCEAN BEACH, PENINSULA, AND MIDWAY/PACIFIC HIGHWAY COMMUNITIES

TITLE:

DEPARTMENT: PARK AND RECREATION

PROJECT: P-11

COUNCIL DISTRICT: 2

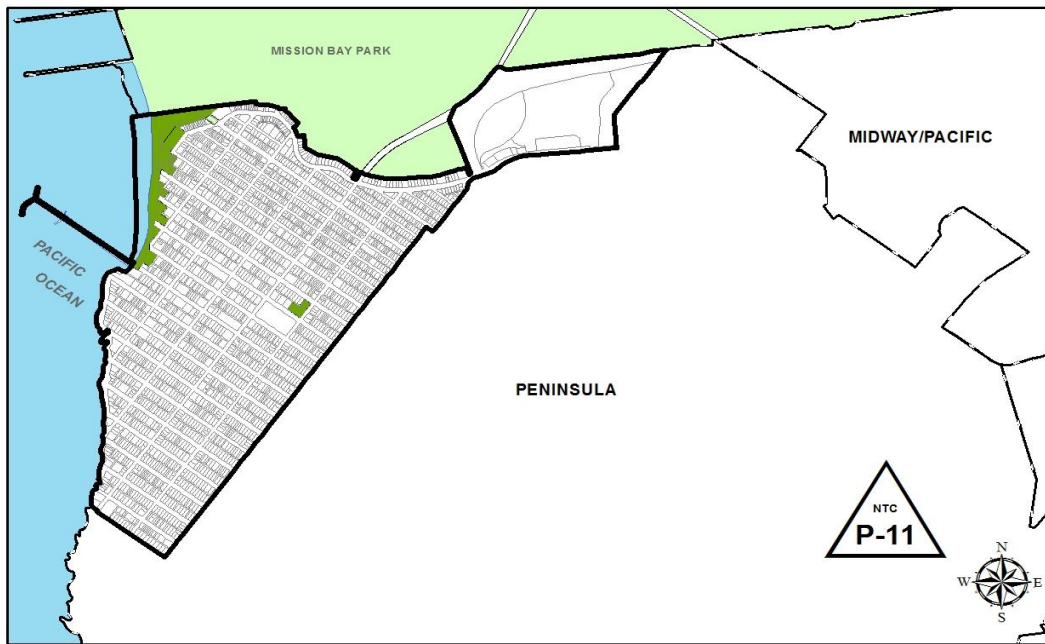
CIP NO.: S-10000

COMMUNITY PLAN: OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF AN AQUATIC COMPLEX TO BE LOCATED AT THE NAVAL TRAINING CENTER (NTC) PARK LOCATED AT LIBERTY STATION WITHIN THE PENINSULA COMMUNITY. THIS PROJECT WILL SERVE THE PENINSULA (58%), OCEAN BEACH (30%), AND MIDWAY/PACIFIC HIGHWAY (12%) COMMUNITIES.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** THE TOTAL ESTIMATED COST FOR THIS PROJECT IS \$6,339,000 AND OCEAN BEACH WILL GENERATE 30% OF THE NEED FOR THE FACILITY. DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$4,437,300	OTHER*								
\$1,901,700	UNIDENTIFIED								
<b>\$6,339,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*70% OF THE TOTAL ESTIMATED IS COST NOT DIF ELIGIBLE

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH PUBLIC PARKS

**DEPARTMENT:** PARK AND RECREATION

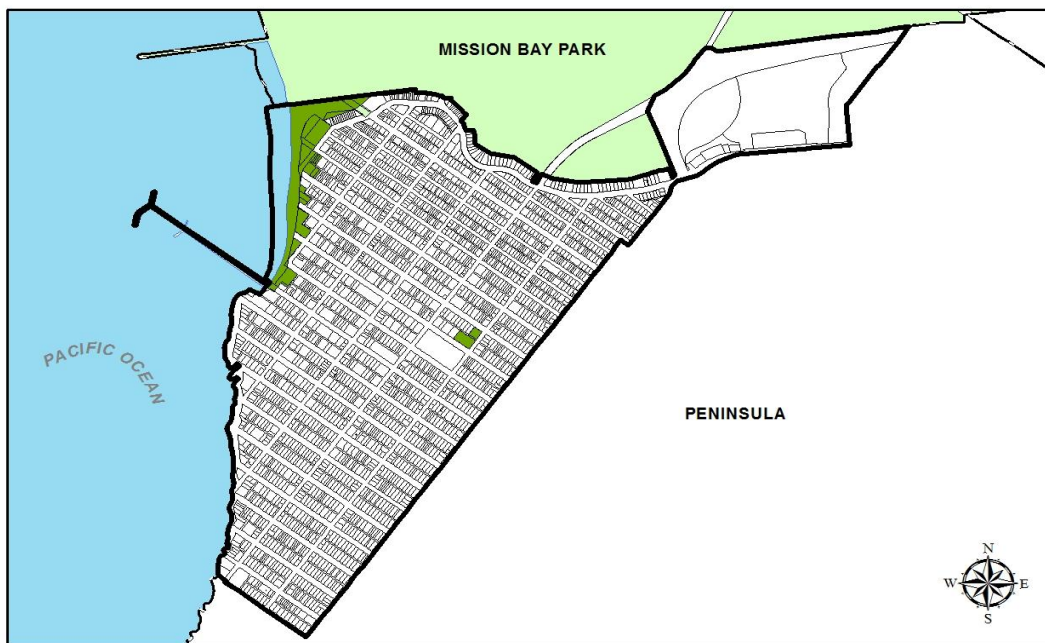
**CIP NO.:** N/A

**PROJECT:** P-12  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE ACQUISITION, DESIGN, AND CONSTRUCTION OF 18.92 ACRES OF PUBLIC PARKS IN THE COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** ACQUISITION, DESIGN AND CONSTRUCTION WILL BE SCHEDULED AS POTENTIAL PARK SITES AND FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$93,386,135	OTHER*								
\$22,855,028	UNIDENTIFIED								
<b>\$116,241,162</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*DEVELOPMENT IMPACT FEES ARE ELIGIBLE TO FUND 3.72 ACRES OF PARKS (\$22,855,028) INCLUDED IN P-12 BASED ON THE CURRENT FORECAST FOR NEW RESIDENTIAL DEVELOPMENT.

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH RECREATION CENTER TOT LOT UPGRADES

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-13

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 2

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE DESIGN AND CONSTRUCTION OF APPROXIMATELY .20 ACRES, LOCATED AT THE OCEAN BEACH RECREATION CENTER. IMPROVEMENTS MAY INCLUDED, BUT ARE NOT LIMITED TO, SEATING WALLS AND PICNIC TABLES FOR ADDITIONAL RECREATIONAL OPPORTUNITIES.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.

ADD MAP

FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$576,325	UNIDENTIFIED								
\$576,325	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** OCEAN BEACH ELEMENTARY SCHOOL PLAYGROUND TURFING

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-14

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDED TURFING, IRRIGATION, AND BACKSTOP/DUG-OUTS FOR THE JOINT-USE PORTION OF THE OCEAN BEACH ELEMENTARY SCHOOL.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND WAS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** THIS PROJECT WAS COMPLETE IN FY 2000.

**FUNDING:** \$ 246,000 (COMMUNITY DEVELOPMENT BLOCK GRANT)



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** SARATOGA PARK IMPROVEMENTS - TURF AND IRRIGATION

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-15

**CIP NO.:** N/A

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDED TURFING AND IRRIGATION FOR SARATOGA PARK.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND WAS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** THIS PROJECT IS COMPLETE.

**FUNDING:** \$ 54,000 (DEVELOPMENT IMPACT FEES)



**CITY OF SAN DIEGO**  
**FACILITIES FINANCING PROGRAM**

**TITLE:** **OCEAN BEACH COMFORT STATION REPLACEMENT PROJECT**

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-16

**CIP NO.:** B-10130

**COUNCIL DISTRICT:** 5

**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDED FOR THE DESIGN AND CONSTRUCTION OF A COMFORT STATION IN ORDER TO COMPLY WITH AMERICAN WITH DISABILITY ACT REQUIREMENTS.

**JUSTIFICATION:** THIS PROJECT IS IN CONFORMANCE WITH THE OCEAN BEACH COMMUNITY PLAN AND IS CONSISTENT WITH THE CITY'S GENERAL PLAN GUIDELINES FOR POPULATION-BASED PARK AND RECREATION FACILITIES AND WAS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** THIS PROJECT IS COMPLETE.

**FUNDING:**

\$	1,185,000	(REGIONAL PARK IMPROVEMENT FUNDS)
\$	250,000	(CAPITAL OUTLAY)
<b>\$</b>	<b>1,435,000</b>	<b>TOTAL</b>

**ADD PICTURE**



## ***LIBRARY PROJECTS***

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH BRANCH LIBRARY

**DEPARTMENT:** LIBRARY

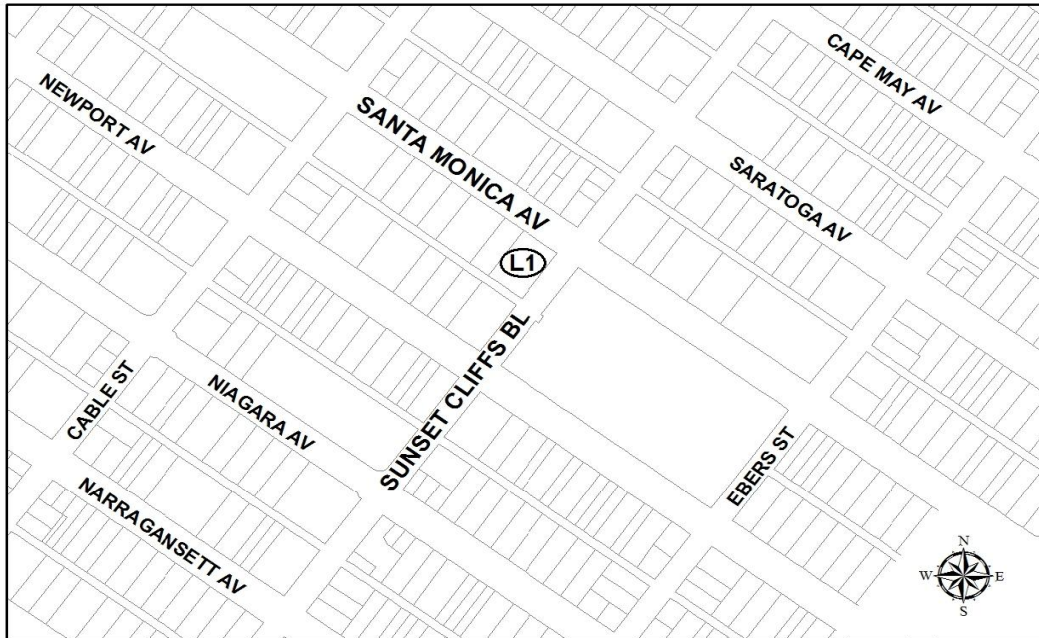
**CIP NO.:** S-00806

**PROJECT:** L-1  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL REPLACE THE 4,580 SQUARE-FOOT EXISTING FACILITY WITH A NEW 15,000 SQUARE-FOOT FACILITY USING THE CURRENT SITE AND ADJACENT PROPERTY TO SERVE THE COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT. THE EXISTING FACILITY WAS BUILT IN 1927 AND HAS NO MEETING ROOM, COMPUTER LAB, NOR ADEQUATE SEATING AND COLLECTION SPACE TO PROVIDE ADEQUATE LIBRARY SERVICES TO THE COMMUNITY.

**SCHEDULE:** PRELIMINARY STUDIES AND DESIGN CONCEPTS BEGAN IN FISCAL YEAR 2001. DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 5,381,338	UNIDENTIFIED								
\$ 2,483,522	OTHER*								
\$ 146,500	DIF**								
<b>\$8,011,360</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*NOT DIF ELIGIBLE DUE TO SQUARE FOOTAGE (4,580) OF THE EXISTING FACILITY

\*\*DEVELOPMENT IMPACT FEES

## ***FIRE-RESCUE PROJECTS***

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** FIRE STATION NO. 15 - EXPANSION

**DEPARTMENT:** FIRE-RESCUE

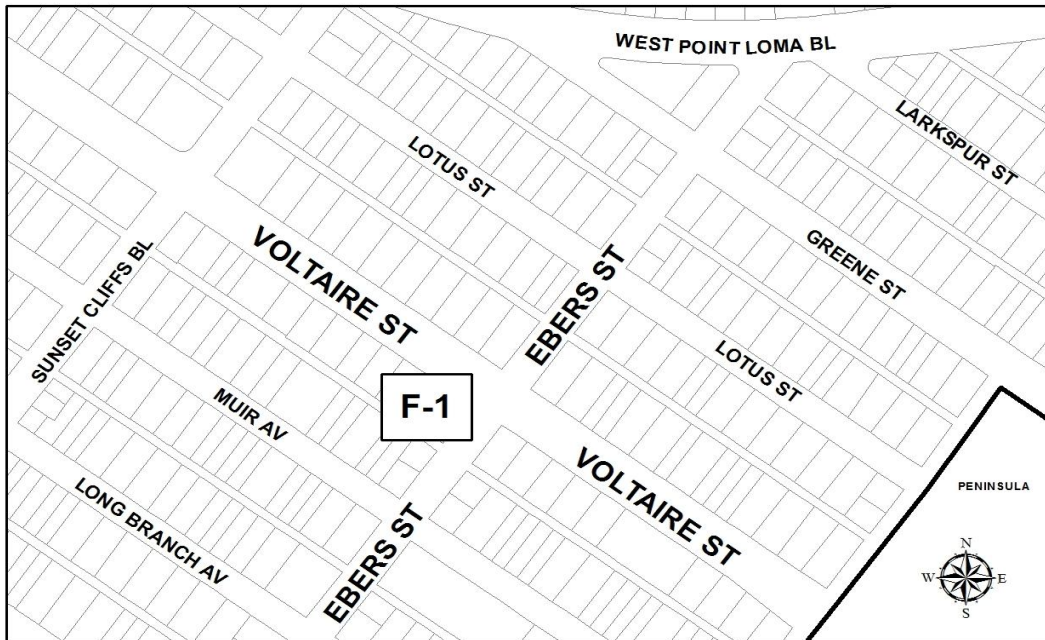
**CIP NO.:** S-13011

**PROJECT:** F-1  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT PROVIDES FOR THE EXPANSION OF THE EXISTING FIRE STATION LOCATED AT 4711 VOLTAIRE STREET TO MEET CURRENT DEPARTMENT STANDARDS AND OPERATIONAL NEEDS. THIS PROJECT WILL SERVE THE OCEAN BEACH, PENINSULA, AND MIDWAY/PACIFIC HIGHWAY COMMUNITIES.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT.

**SCHEDULE:** PENINSULA DEVELOPMENT IMPACT FEES PROVIDED \$400,000. THE REMAINING ESTIMATED COST FOR THIS PROJECT IS \$310,000 AND OCEAN BEACH WILL GENERATE 60% OF THE NEED FOR THIS PROJECT.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$	400,000	P-DIF*							
\$	186,000	UNIDENTIFIED							
	\$124,000	OTHER**							
<b>\$710,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*PENINSULA DEVELOPMENT IMPACT FEES

\*\*NOT DIF ELIGIBLE (MIDWAY/PACIFIC HIGHWAY COMMUNITY CONTRIBUTION)

# CITY OF SAN DIEGO

## FACILITIES FINANCING PROGRAM

**TITLE:** OCEAN BEACH LIFE GUARD STATION

**DEPARTMENT:** FIRE-RESCUE

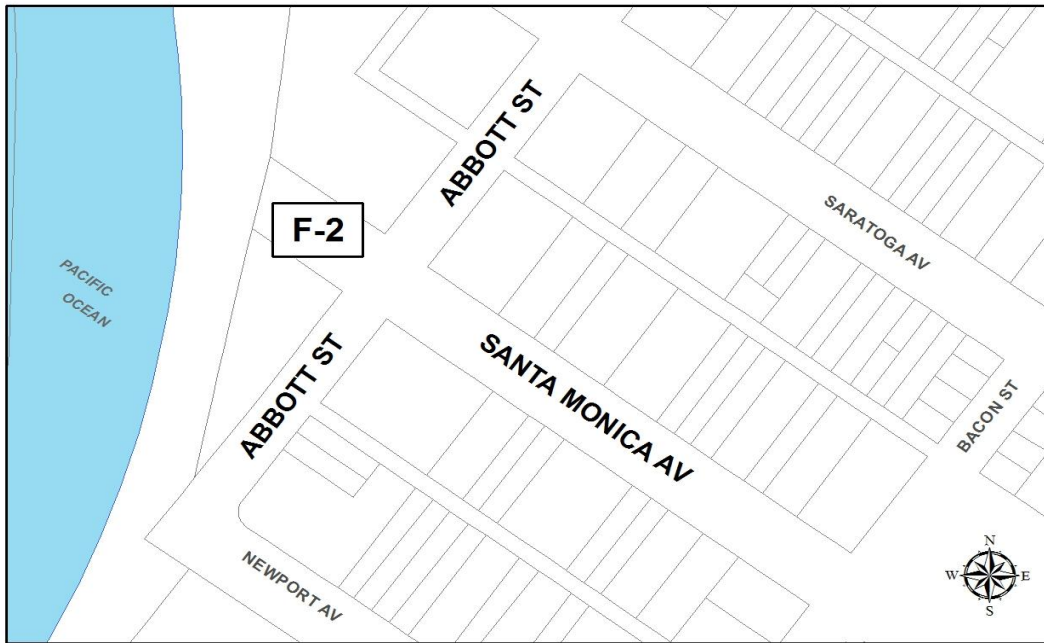
**CIP NO.:** S-10121

**PROJECT:** F-2  
**COUNCIL DISTRICT:** 2  
**COMMUNITY PLAN:** OCEAN BEACH

**DESCRIPTION:** THIS PROJECT WILL REPLACE THE APPROXIMATELY 2,000 SQUARE-FOOT EXISTING FACILITY WITH A NEW 4,620 SQUARE-FOOT YEAR-ROUND FACILITY TO SERVE THE COMMUNITY.

**JUSTIFICATION:** THIS PROJECT IS CONSISTENT WITH THE OCEAN BEACH COMMUNITY PLAN AND GENERAL PLAN GUIDELINES AND IS NEEDED TO SERVE THE COMMUNITY AT FULL BUILDOUT. THE EXISTING FACILITY WAS BUILT IN 1980 AND IS INADEQUATE TO ACCOMMODATE STAFF AND EQUIPMENT.

**SCHEDULE:** DESIGN AND CONSTRUCTION WILL BE SCHEDULED ONCE FUNDING HAS BEEN IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
\$ 2,589,200	UNIDENTIFIED								
\$ 1,960,800	OTHER*								
\$ 10,000	DMR**								
<b>\$4,560,000</b>	<b>TOTAL</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\*NOT DIF ELIGIBLE DUE TO SQUARE FOOTAGE (2,000) OF EXISTING FACILITY.

\*\*DEFERRED MAINT REVENUE 200A-PROJECT

## **OCEAN BEACH PLANNING BOARD PRIORITY LIST**

The following list represents the priorities of the Ocean Beach Planning Board with regards to public facilities. For information purposes only, this is the Planning Board's priority list, which is ranked from highest priority to lowest priority:

<b>Financing Plan Project No.</b>	<b>Project Title</b>
L-1	Ocean Beach Branch Library
P-3	Veterans Beach Park Upgrades
F-1	Ocean Beach Lifeguard Station (included in F-1)/Combined Lifeguard Station, SDPD Facility, and Comfort Station
N/A	Crosswalk Newport and Abbott
T-9	Sidewalk and Curb Ramps at West Point Loma Boulevard and Bacon Street
N/A	Crosswalk Santa Monica and Abbott
P-10	Ocean Beach Recreation Center Expansion
T-6	Traffic Signal at Brighton Avenue and Sunset Cliffs Boulevard
T-10	Pedestrian Connections on West Point Loma Boulevard at Nimitz Boulevard
P-6	Robb Field Upgrades
N/A	Preliminary Design and Evaluation of Coastal Erosion (CIP B-00646): Repair Stairwells at Del Monte Avenue, Pescadero Avenue, Point Loma Avenue, and Bermuda Avenue (See Community Plan CE7 7.2.2)
P-2	Saratoga Beach Park Upgrades
N/A	Ocean Beach Salt Water Pool: Create a safe open park space 200 feet south of the Ocean Beach pier on City property. The Ocean Beach Planning Board recommends the transfer of this site from Street Division to the Parks and Recreation Department.
N/A	Ocean Beach Pier Parking Lot: New Public art and hardscape, structural improvements to public parking area and adjacent pier at the foot of Newport Avenue. This will include, but is not limited to, either the removal or restoration of current sculptures adjacent to public parking lot and the installation of additional public art on the retaining walls that define the parking lot. Additionally, the new instillation of public sculpture under the pier, structural replacement of the current existing concrete stairwell, additional access (stairway) to the beach form where the pier stairway meets the boardwalk, seawall seating improvements, and new landscape.

**APPENDIX A**  
**FY 2014 Ocean Beach Public Facilities Financing Plan**  
**Unit Pricing List for Transportation Projects**

**EARTHWORK:**

	<b>UNIT PRICE GUIDELINES *</b>	
Excavation	\$75	per cubic yard
Fill	\$40	per cubic yard
Imported Backfill	\$15	a ton
Clearing & Grubbing	\$ .35-.85	square foot
	(min. 5% of construction subtotal)	

**SURFACE IMPROVEMENTS:**

Remove Curb & Gutter	\$10	per linear foot
Remove Sidewalk	\$3	per linear foot
Remove Pavement	\$3	per linear foot
Grind /Overlay	\$3.50	per square foot
AC Leveling Course	\$120	per ton
4" AC	\$94	a ton
13.5" Cement Treated Base (CTB)	\$34	per cubic yard
Curb & Gutter Type G	\$30	per linear foot
Curb Ramps	\$5,000	each
Sidewalk	\$6 per	square foot
Driveways	\$10	per square foot
Median Curb Type B2	\$20	per linear foot

**DRAINAGE:**

Storm Drain Pipe (18")	\$125	per linear foot
Storm Drain Inlet (Type B)	\$7,000	each

**TRAFFIC:**

New Traffic Signal	\$275,000	each
New Street Light	\$8,000	each
Relocate Street Light	\$2,000	each

**LANDSCAPING:**

Landscaping	\$22	per square foot
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**MISCELLANEOUS:**

Retaining Wall	\$35	per square foot
Guard Rail	\$45	per linear foot
Concrete Median Barrier	\$25-35	per linear foot
Great Crash Cushion	\$35,000 - \$40,000	each

*\*The Unit Price Guideline is based on information compiled from bid item data from recent CIP projects. The unit prices are subject to change based on fluctuations in the economy and costs of construction materials.*

**APPENDIX B**  
**FY 2014 Ocean Beach Public Facilities Financing Plan**  
**FY 2013/2014 Cost Estimate for Park and Recreation Projects**

<b>LAND ACQUISITION:</b>	\$5,300,000 per acre
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**FACILITIES DESIGN AND CONSTRUCTION:** <sup>(1, 2, 3).</sup>

Aquatics Complex (Swimming Pool Development) <sup>(4)</sup>	\$6,339,000 per complex
Children's Play Area – ADA Upgrade	\$748,000 lump sum
Children's Play Area - New	\$813,000 each
Comfort Station - ADA Upgrade	\$605,000 each
Comfort Station - New	\$813,000 each
Park Site Development <sup>(5)</sup>	\$748,000 per acre
Parking Lot Expansion	\$690,000 per ½ acre
Path of Travel - ADA Upgrade <sup>(6)</sup>	\$974,000 lump sum
Picnic Shelter	\$288,000 each
Recreation Center - Expansion	\$660 per square foot
Recreation Center – New (17,000 sq. ft. building)	\$565 per square foot
Security Lighting	\$519,000 lump sum
Sports Field Lighting	\$605,000 per sports field

*(1) Improvement costs are provided as a general summary estimate. Costs will vary according to specific site requirements, and size and quantity of facilities needed, and should be determined on a case by case basis. Individual project costs will vary based on the specific improvements included in the project, economy of scale, quantity of improvements, etc.*

*(2) Cost estimates include construction administration and contingencies, project administration, design and inspection.*

*(3) Costs should be adjusted annually to reflect the Engineering News Record Construction Cost Index for Los Angeles (CCI) rate change (from March-to-March). The above costs incorporate the 2011 (2.72%), 2012 (2.48%) and 2013 (0.00%) CCI rate changes.*

*(4) Aquatics Complex includes a standard 25 x 25-meter swimming pool; a pool house building with locker rooms, restrooms, and administrative offices; and other recreational or therapeutic aquatic facilities.*

*(5) Park Site Development includes: Grading and drainage; irrigation; turf and landscaping; walkways; fencing; security lighting; drinking fountains; benches; tables; trash receptacles; and identification signage.*

*(6) Path of travel upgrades are required when existing paths are inaccessible, and when existing inaccessible facilities are located along the paths of other facilities that are being improved. This includes the path of travel from the site entry point at the public right-of-way that is closest to public transportation stops and designated accessible parking areas. Facilities that may require upgrades include parking areas, sidewalks and curb ramps, sanitary facilities, drinking fountains, benches and tables, public telephones, signage, etc.*





**2050 REGIONAL GROWTH FORECAST**  
***Ocean Beach Community Planning Area***  
***City of San Diego***

**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>13,413</b>	<b>14,235</b>	<b>15,071</b>	<b>16,067</b>	<b>17,038</b>	<b>3,625</b>	<b>27%</b>
Household Population	13,356	14,149	14,921	15,832	16,753	3,397	25%
Group Quarters Population	57	86	150	235	285	228	400%
Civilian	57	86	150	235	285	228	400%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>7,825</b>	<b>8,055</b>	<b>8,371</b>	<b>8,785</b>	<b>9,298</b>	<b>1,473</b>	<b>19%</b>
Single Family	3,515	3,504	3,107	2,578	1,991	-1,524	-43%
Multiple Family	4,310	4,551	5,264	6,207	7,307	2,997	70%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>7,126</b>	<b>7,445</b>	<b>7,799</b>	<b>8,202</b>	<b>8,693</b>	<b>1,567</b>	<b>22%</b>
Single Family	3,222	3,262	2,918	2,427	1,879	-1,343	-42%
Multiple Family	3,904	4,183	4,881	5,775	6,814	2,910	75%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>8.9%</b>	<b>7.6%</b>	<b>6.8%</b>	<b>6.6%</b>	<b>6.5%</b>	<b>-2.4</b>	<b>-27%</b>
Single Family	8.3%	6.9%	6.1%	5.9%	5.6%	-2.7	-33%
Multiple Family	9.4%	8.1%	7.3%	7.0%	6.7%	-2.7	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.87</b>	<b>1.90</b>	<b>1.91</b>	<b>1.93</b>	<b>1.93</b>	<b>0.06</b>	<b>3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	896	731	582	467	397	-499	-56%
\$15,000-\$29,999	1,561	1,395	1,204	1,032	920	-641	-41%
\$30,000-\$44,999	1,643	1,554	1,477	1,376	1,303	-340	-21%
\$45,000-\$59,999	1,133	1,307	1,364	1,380	1,388	255	23%
\$60,000-\$74,999	835	943	1,075	1,176	1,253	418	50%
\$75,000-\$99,999	517	894	1,132	1,361	1,556	1,039	201%
\$100,000-\$124,999	380	383	551	744	925	545	143%
\$125,000-\$149,999	83	151	244	366	493	410	494%
\$150,000-\$199,999	59	77	143	244	361	302	512%
\$200,000 or more	19	10	27	56	97	78	411%
<b>Total Households</b>	<b>7,126</b>	<b>7,445</b>	<b>7,799</b>	<b>8,202</b>	<b>8,693</b>	<b>1,567</b>	<b>22%</b>
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$40,097	\$45,488	\$52,000	\$58,326	\$64,052	\$23,955	60%

**\*IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

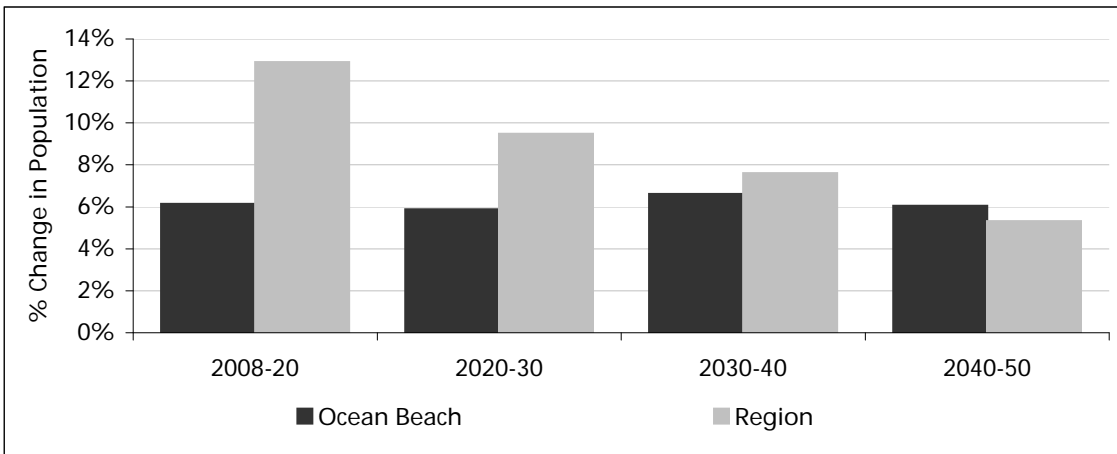
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>13,413</b>	<b>14,235</b>	<b>15,071</b>	<b>16,067</b>	<b>17,038</b>	<b>3,625</b>	<b>27%</b>
Under 5	859	7,975	8,666	9,428	9,997	9,138	1064%
5 to 9	671	344	333	326	330	-341	-51%
10 to 14	358	195	191	207	193	-165	-46%
15 to 17	210	86	85	83	97	-113	-54%
18 to 19	142	68	56	53	58	-84	-59%
20 to 24	291	136	145	150	162	-129	-44%
25 to 29	778	419	433	397	464	-314	-40%
30 to 34	2,287	1,128	1,095	1,168	1,192	-1,095	-48%
35 to 39	2,157	827	1,011	1,045	999	-1,158	-54%
40 to 44	1,284	463	504	506	565	-719	-56%
45 to 49	978	408	346	430	478	-500	-51%
50 to 54	925	412	350	401	447	-478	-52%
55 to 59	807	463	365	318	433	-374	-46%
60 to 61	268	175	147	121	173	-95	-35%
62 to 64	274	261	236	218	223	-51	-19%
65 to 69	317	297	337	283	265	-52	-16%
70 to 74	252	234	281	254	223	-29	-12%
75 to 79	162	132	193	206	170	8	5%
80 to 84	152	81	143	202	205	53	35%
85 and over	241	131	154	271	364	123	51%
Median Age	37.6	4.5	4.3	4.3	4.3	-33.3	-89%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>13,413</b>	<b>14,235</b>	<b>15,071</b>	<b>16,067</b>	<b>17,038</b>	<b>3,625</b>	<b>27%</b>
Hispanic	1,436	8,302	9,007	9,832	10,462	9,026	629%
Non-Hispanic	11,977	5,933	6,064	6,235	6,576	-5,401	-45%
White	10,703	5,197	5,305	5,448	5,731	-4,972	-46%
Black	299	179	162	143	129	-170	-57%
American Indian	61	25	17	23	26	-35	-57%
Asian	277	236	276	304	350	73	26%
Hawaiian / Pacific Islander	45	27	27	29	35	-10	-22%
Other	131	39	34	31	28	-103	-79%
Two or More Races	461	230	243	257	277	-184	-40%

## GROWTH TRENDS IN TOTAL POPULATION



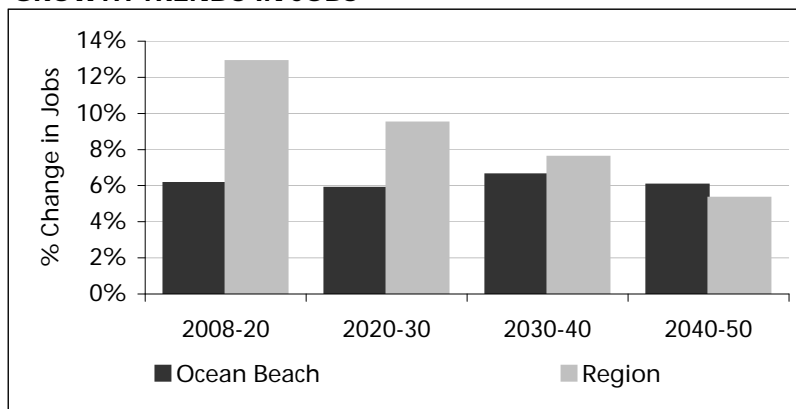
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,890</b>	<b>2,982</b>	<b>3,270</b>	<b>3,648</b>	<b>3,714</b>	<b>824</b>	<b>29%</b>
Civilian Jobs	2,890	2,982	3,270	3,648	3,714	824	29%
Military Jobs	0	0	0	0	0	0	0%

LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>647</b>	<b>648</b>	<b>648</b>	<b>649</b>	<b>649</b>	<b>2</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	207	199	177	154	124	-83	-40%
Multiple Family	114	120	139	158	188	74	65%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	19	38	46	46	--
Industrial	7	7	6	3	3	-4	-55%
Commercial/Services	52	49	40	28	22	-30	-57%
Office	1	1	1	0	0	-1	-88%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	204	204	204	204	204	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	56	56	56	56	56	0	0%
<b>Vacant Developable Acres</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>-2</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>43.2</b>	<b>45.1</b>	<b>52.4</b>	<b>64.1</b>	<b>67.6</b>	<b>24.4</b>	<b>56%</b>
<b>Residential Density<sup>4</sup></b>	<b>24.4</b>	<b>25.0</b>	<b>25.7</b>	<b>26.5</b>	<b>27.8</b>	<b>3.4</b>	<b>14%</b>

## GROWTH TRENDS IN JOBS



## Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.

3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).

4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

**OCEAN BEACH  
PUBLIC FACILITIES FINANCING PLAN  
DEVELOPMENT IMPACT FEE SCHEDULE  
Effective Date **TBD****

<b>RESIDENTIAL DEVELOPMENT</b>					<b>NON-RESIDENTIAL DEVELOPMENT</b>	
Transportation	Park	Library	Fire	Total Per Residential Unit	Transportation	Fire
\$ Per Residential Unit					\$/Trip	\$/1,000 Sq. Ft. of Gross Building Area
<b>\$770</b>	<b>\$5,120</b>	<b>\$713</b>	<b>\$278</b>	<b>\$6,881</b>	<b>\$110</b>	<b>\$278</b>